

# CHRIS FOSTER & Daughter

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## 22 Bluebell Road, Walsall Wood, WS9 9EU Guide Price £425,000

An extremely well maintained and presented spacious, modern, detached family residence occupying an excellent position on this sought after residential development with open aspect to rear.

\* Semi Rural Location \* Close to Local Amenities \* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Separate Dining Room \* Fitted Breakfast/Kitchen \* Utility \* Three Bedrooms \* Master with En Suite Shower Room \* Family Bathroom \* Double Length Garage \* Good Sized Plot \* Gas Central Heating System \* PVCu Double Glazing - Replaced 4 Years Ago \* CCTV System

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248





# 22 Bluebell Road, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Dining Room



Breakfast/Kitchen



# 22 Bluebell Road, Walsall Wood



Breakfast/Kitchen



Utility



First Floor Landing



Bedroom One



Bedroom One





# 22 Bluebell Road, Walsall Wood



**En Suite**



**Bedroom Two**



**Bedroom Two**



**Bedroom Three**



**Family Bathroom**



**Rear Garden**

## 22 Bluebell Road, Walsall Wood



Rear Garden



Patio Area



Front Elevation



# 22 Bluebell Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented detached family residence that occupies an excellent position on this sought after semi rural development with open aspect to rear. Local amenities are within easy reach including Aldridge, Walsall, Lichfield and Sutton Coldfield.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation and tiled floor.

## **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation with fitted window shutters, WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator and ceiling light point.

## **IMPRESSIVE LOUNGE**

5.72m x 3.81m (18'9 x 12'6)

PVCu double glazed bay window to front elevation with fitted window shutters, feature fireplace with gas fire fitted, three wall light points and central heating radiator.

## **DINING ROOM**

3.20m x 2.92m (10'6 x 9'7)

PVCu double glazed patio doors leading to the rear gardens, central heating radiator and ceiling light point.

## **MODERN FITTED BREAKFAST/KITCHEN**

3.53m x 2.82m (11'7 x 9'3)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Bosch" electric oven, gas hob with extractor canopy over, tiled floor, central heating radiator, ceiling light point and integrated dishwasher.

# 22 Bluebell Road, Walsall Wood

## UTILITY

2.59m x 1.47m (8'6 x 4'10)

PVCu double glazed door and window to rear elevation, range of fitted wall and base units, working surface with tiled surround and inset stainless steel sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, central heating radiator, ceiling light point and tiled floor.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation with fitted window shutters, ceiling light point, loft access and airing cupboard off.

## BEDROOM ONE

3.73m x 3.63m (12'3 x 11'11)

PVCu double glazed window to the front elevation with fitted window shutters, range of fitted wardrobes with double bed recess, overhead storage, two bedside cabinets and matching dressing table, central heating radiator and ceiling light point.

## LUXURY EN-SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation with fitted window shutters, shower enclosure with "Triton" shower fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator and ceiling light point.

## BEDROOM TWO

3.73m x 2.82m (12'3 x 9'3)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

## BEDROOM THREE

2.82m x 2.08m (9'3 x 6'10)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## LUXURY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with overhead and hand held shower attachments, shower screen fitted, vanity wash hand basin and WC unit with storage cupboards below, tiled walls and floor, ceiling light point and chrome heated towel rail.

## OUTSIDE

### DOUBLE LENGTH GARAGE

9.60m x 2.59m (31'6 x 8'6)

having electric roller door, wall mounted "Worcester" central heating boiler and two fluorescent strip lights.

### FORE GARDEN

having resin driveway providing ample off road parking, shrubs and outside lighting.

### GOOD SIZED REAR GARDEN

paved patio, security light, outside tap, lawn, attractive side borders, trees and shrubs, open aspect to rear, additional space to side with gated access and useful shed.

## GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

## **22 Bluebell Road, Walsall Wood**

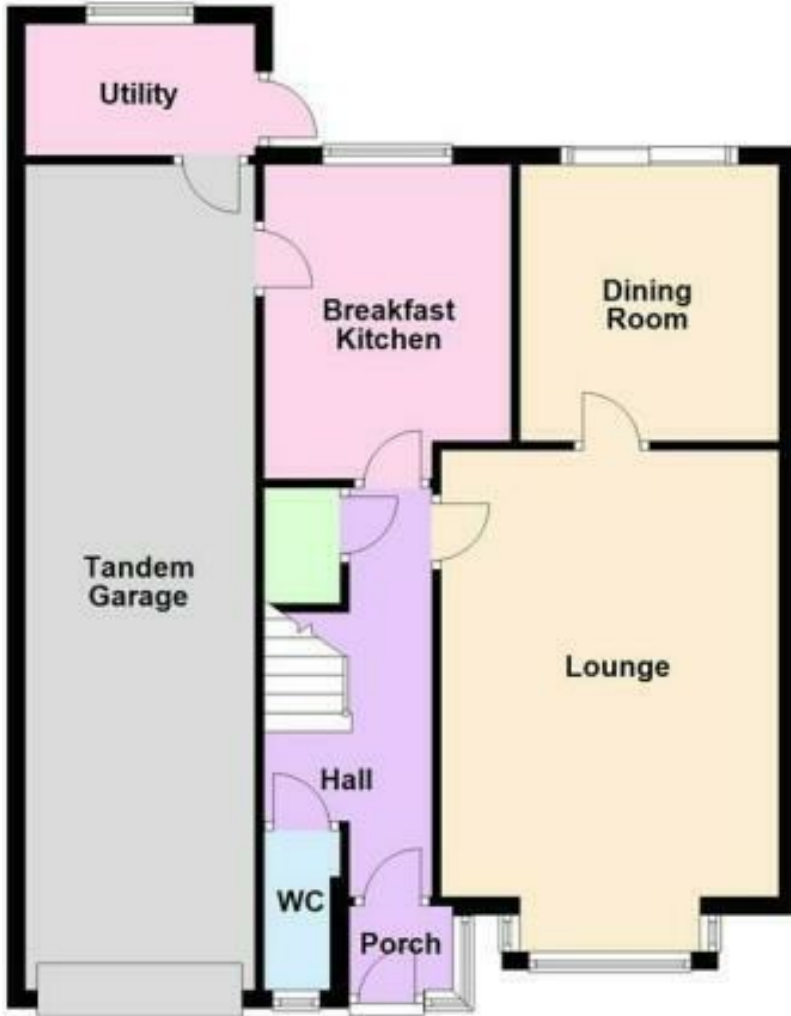
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

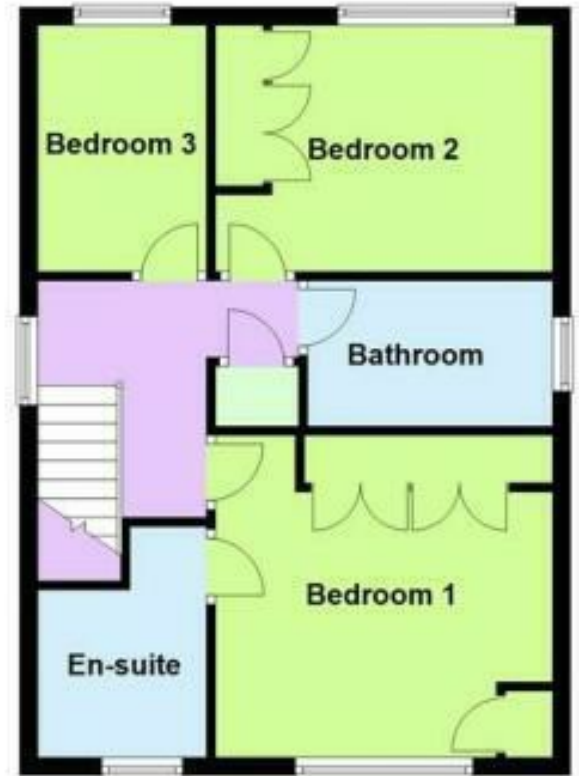


# 22 Bluebell Road, Walsall Wood

Ground Floor



First Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
<b>68</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Current</b>	<b>Potential</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC