

# CHRIS FOSTER & Daughter

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## 118 Main Street, Stonnall, WS9 9DY Guide Price £295,000

A particularly spacious extended end town house residence that is in need of general modernisation yet offers tremendous potential to the discerning purchaser. The property occupies an excellent position in this highly sought after semi rural village location enjoying an open aspect to the rear.

\* Fully Enclosed Porch \* Reception Hall \* Lounge/Dining Room \* Sun Lounge \* Fitted Kitchen  
\* Utility \* Ground Floor WC \* Two Bedrooms \* Bathroom \* Shower Room \* Loft Room \* Four  
Single Garages to the Rear \* Gas Central Heating System \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 118 Main Street, Stonnall



Lounge



Sun Lounge



Kitchen



Kitchen



Utility

# 118 Main Street, Stonnall



Utility



Ground Floor WC



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

# 118 Main Street, Stonnall



Bathroom



Shower Room



Loft Room



Rear Garden

# 118 Main Street, Stonnall



Rear Elevation



Access To Garages



Garages To Rear



Open Aspect To Rear

# 118 Main Street, Stonnall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious end town house residence that is in need of general modernisation. The property occupies an excellent position in this highly sought after semi rural village location enjoying open views to the rear. The property is offered with the additional benefit of four single garages to the rear.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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

## **FULLY ENCLOSED PORCH**

door to front elevation, PVCu double glazed frosted window to side, tiled floor and ceiling light point.

## **RECEPTION HALL**

frosted glass panelled entrance door, laminate floor covering, central heating radiator and wall light point.

## **LOUNGE/DINING ROOM**

4.67m x 4.62m (15'4 x 15'2)

window to rear elevation, frosted window to side elevation, fireplace with electric fire fitted, ceiling light point, two wall light points and understairs storage cupboard off with central heating radiator.

## **FITTED KITCHEN**

4.42m x 2.69m (14'6 x 8'10)

double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel double sink unit with mixer tap over, built in gas oven and grill with separate gas hob having extractor canopy over, central heating radiator, two ceiling light points and space for appliances.

## **SUN LOUNGE**

3.25m x 3.20m (10'8 x 10'6)

double glazed sliding patio door leads to the rear gardens, central heating radiator, laminate floor covering, three wall light points and roof light window.

## **UTILITY**

3.33m x 2.39m (10'11 x 7'10)

door leading to the rear gardens, tiled floor, wall mounted "Ideal" central heating boiler, space and plumbing for washing machine, vanity wash hand basin, ceiling light point and skylight window.

# 118 Main Street, Stonnall

## GROUND FLOOR WC

double glazed window to rear elevation, WC, tiled floor and ceiling light point.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation and ceiling light point.

## BEDROOM ONE

3.96m x 2.74m (13'0 x 9'0)

double glazed window to front elevation, built in wardrobe, central heating radiator and ceiling light point.

## BEDROOM TWO

3.48m x 2.72m (11'5 x 8'11)

double glazed window to rear elevation, built in wardrobes, central heating radiator and ceiling light point.

## BATHROOM

double glazed frosted window to rear elevation, panelled bath, vanity wash hand basin with storage cupboard below, WC, tiled walls, central heating radiator and ceiling light point.

## SHOWER ROOM

double glazed window to front elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and airing cupboard off.

## LOFT ROOM

4.65m x 3.66m (15'3 x 12'0)

skylight window to rear, PVCu double glazed frosted window to side, fitted wardrobes, vanity wash hand basin with storage cupboards below, central heating radiator, ceiling light point and under eaves storage.

## OUTSIDE

### FORE GARDEN

having block paved driveway providing off road parking and hedged boundary.

### REAR GARDEN

paved patio area, lawn, mature trees and shrubs and brick built storage shed.

## BLOCK OF FOUR SINGLE GARAGES TO THE REAR

Numbers 1,2,3 and 5. One with direct access from the rear garden. The block is approached via a side driveway with gated access.

## GENERAL INFORMATION

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

**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.

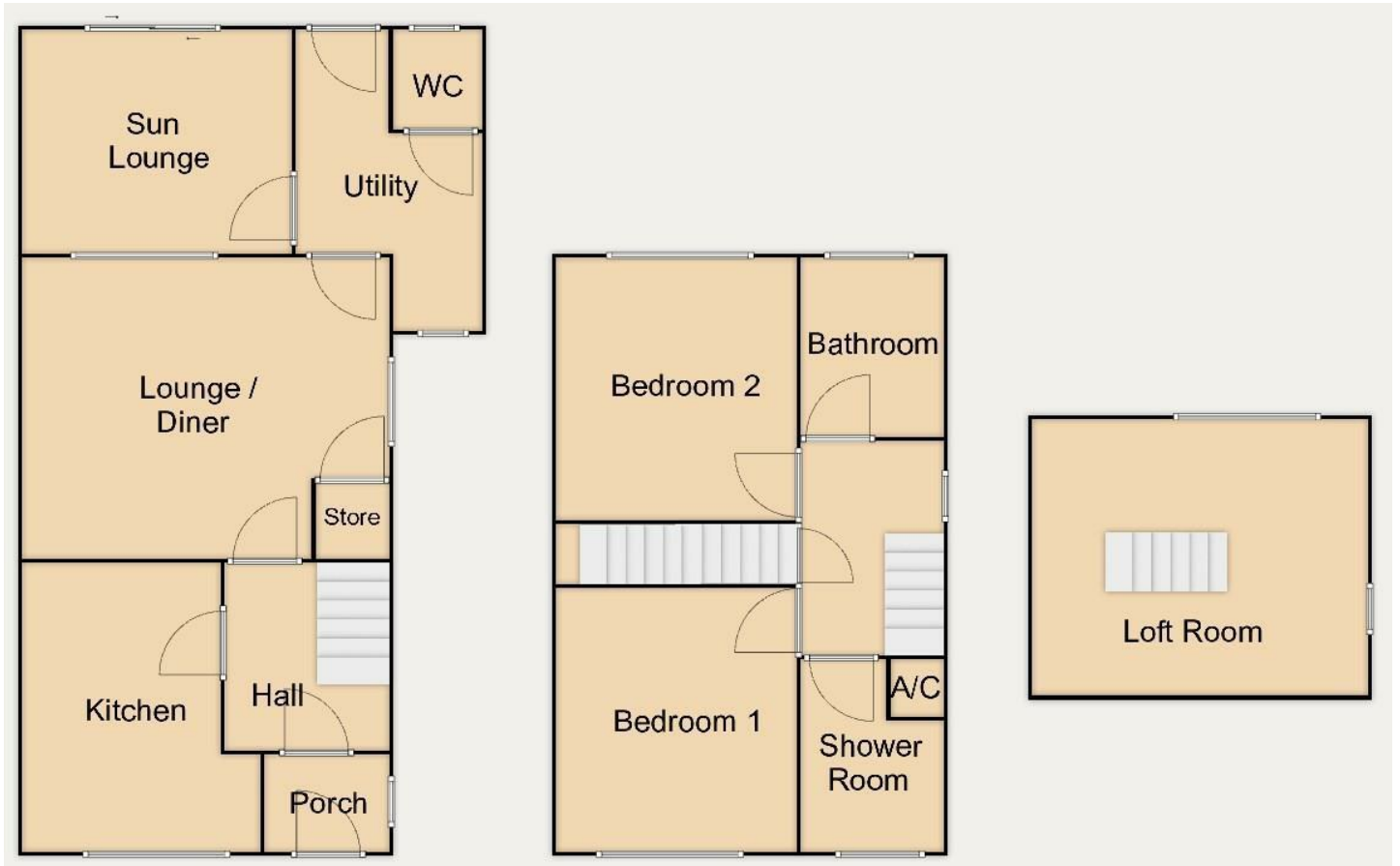
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The

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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.



# 118 Main Street, Stonnall



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

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