

# CHRIS FOSTER & Daughter

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## 12 Chester Road, Stonnall, WS9 9HH Guide Price £279,950

A traditional style semi detached residence in need of general modernisation, occupying a semi rural position in this sought after location on the edge of Stonnall village.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Fitted Dining/Kitchen \* Conservatory \* 3 Bedrooms \* Modern Shower Room \* Off Road Parking \* Gas Central Heating (not mains) \* PVCu Double Glazing \* Electric Car Charger \* No Upward Chain

Council Tax Band B  
Local Authority - Lichfield



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 12 Chester Road, Stonnall



Lounge



Dining/Kitchen



Dining/Kitchen



Conservatory



Bedroom One

# 12 Chester Road, Stonnall



Modern Shower Room



Rear Garden



Rear Garden/View



Aerial View

# 12 Chester Road, Stonnall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style semi detached residence that is in need of general modernisation. The property occupies a semi rural position in this sought after location on the edge of Stonnall village, enjoying an open aspect to both front and rear elevations.

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 non mains gas central heating and PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door to front elevation and wall light point.

## **RECEPTION HALL**

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

## **LOUNGE**

3.35m x 3.20m (11' x 10'6)

PVCu double glazed window to front elevation, feature fireplace, picture rail, central heating radiator and ceiling light point.

## **FITTED DINING/KITCHEN**

5.26m x 3.51m (17'3 x 11'6)

PVCu double glazed window to side elevation, PVCu double glazed door to rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, integrated slimline dishwasher and fridge, space and plumbing for washing machine, two ceiling light points, central heating radiator, feature fireplace with gas coal effect fire fitted and access to:

## **CONSERVATORY**

3.96m x 2.82m (13' x 9'3)

PVCu double glazed double opening doors and windows to rear, tiled floor and ceiling light/fan.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

3.35m x 2.84m (11' x 9'4)

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

# 12 Chester Road, Stonnall

## **BEDROOM TWO**

3.35m x 2.84m (11' x 9'4)

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

## **BEDROOM THREE**

1.93m x 1.78m (6'4 x 5'10)

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

## **MODERN SHOWER ROOM**

PVCu double glazed frosted window to rear elevation, walk-in shower enclosure with overhead and hand held shower attachment, vanity wash hand basin with storage unit below, wc, chrome heated towel rail, ceiling spot lights and airing cupboard off housing the 'Ideal' central heating boiler.

## **OUTSIDE**

### **FORE GARDEN**

gravelled driveway providing off road parking and lawn with gas storage tank beneath.

### **REAR GARDEN**

having gated side access, brick built storage shed/wc, timber deck, ornamental pond, lawn, mature borders, trees and shrubs and open aspect.

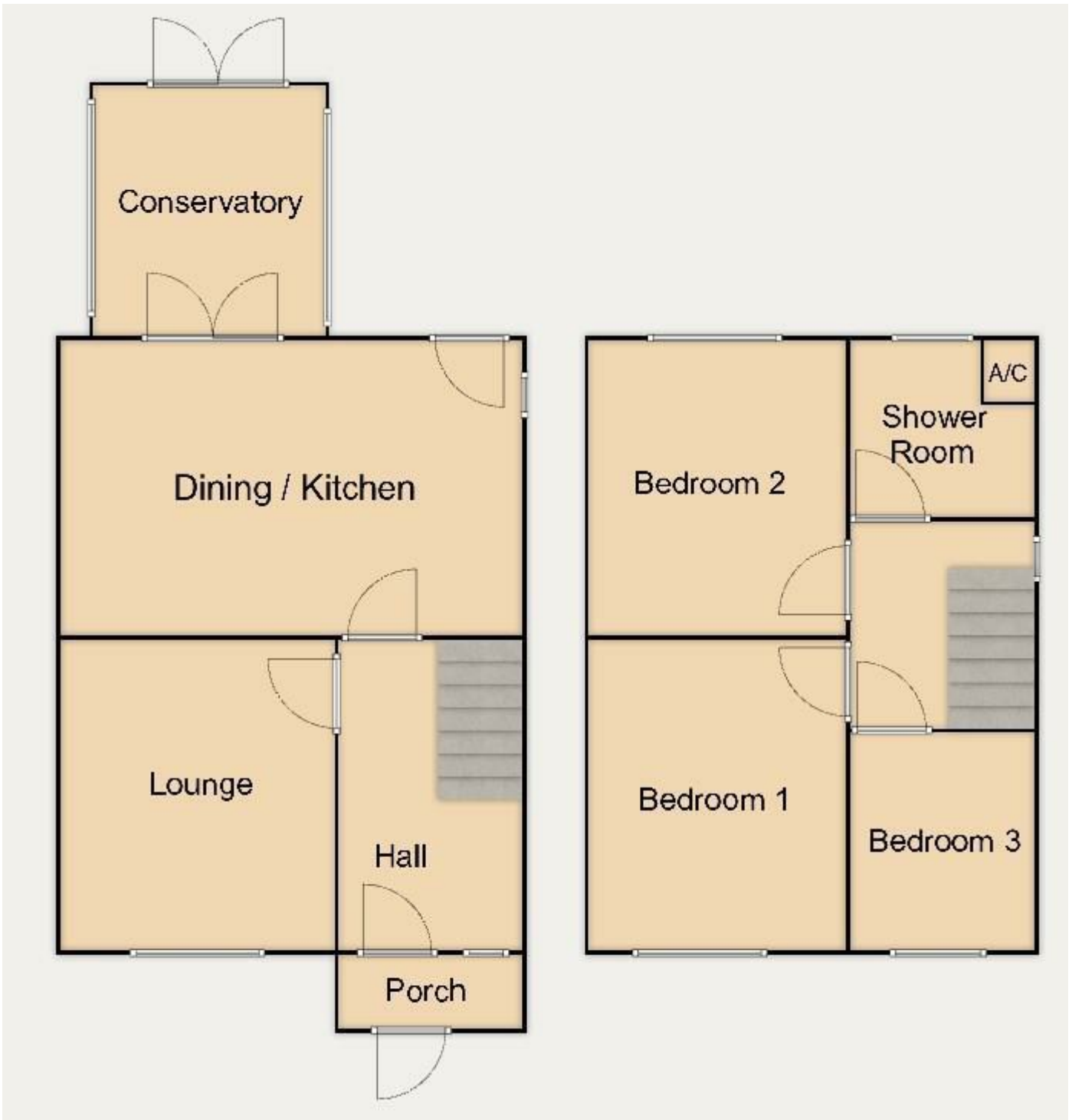
## **GENERAL INFORMATION**

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

SERVICES Mains water and electricity are connected. There is no mains gas and drainage is by way of a septic tank. The central heating and hob are run by gas, however, the gas is stored in a storage tank beneath the grassed area of the front garden.

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.

# 12 Chester Road, Stonnall



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		