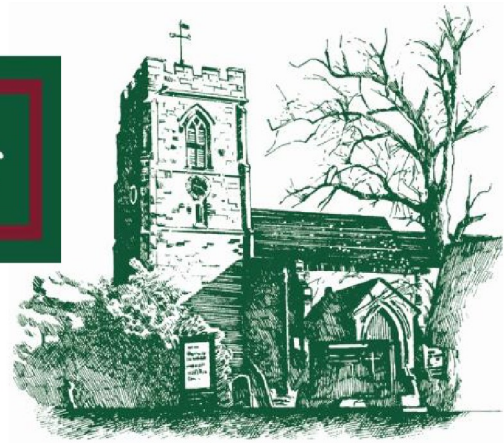


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 15 Thornbridge Grove, Walsall Wood, WS9 9NW £135,000 for 50% Shared Ownership

A well planned semi detached retirement bungalow occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Two Bedrooms \* Shower Room \* Car Port Providing Off Road Parking \* Private Rear Garden \* Additional Communal Grounds \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain  
\* 50% Shared Ownership with GreenSquare Accord

Council Tax Band B  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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





# 15 Thornbridge Grove, Walsall Wood



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Kitchen



# 15 Thornbridge Grove, Walsall Wood



Bedroom One



Bedroom Two



Shower Room



Rear Garden

# 15 Thornbridge Grove, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this well planned semi detached retirement bungalow for those aged 55 and over. The property is available on a 50% shared ownership basis with GreenSquare Accord and occupies a quiet cul-de-sac position in this sought after location close to local amenities.

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.

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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

having entrance door, central heating radiator, ceiling light point loft access, storage cupboard off and additional airing cupboard off with central heating radiator.

## **IMPRESSIVE LOUNGE/DINING ROOM**

5.97m x 3.28m (19'7 x 10'9)

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

## **FITTED KITCHEN**

3.84m x 2.18m (12'7 x 7'2)

PVCu double glazed window to the rear elevation, door leading to the rear garden, range of fitted wall, base units and drawers, working surface with inset stainless steel single drainer sink, tiled surround, space for cooker and fridge/freezer, space and plumbing for washing machine, wall mounted central heating boiler, central heating radiator, fluorescent strip light and extractor fan.

## **BEDROOM ONE**

3.53m x 2.90m (11'7 x 9'6)

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

## **BEDROOM TWO**

3.07m x 2.18m (10'1 x 7'2)

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

## **SHOWER ROOM**

PVCu double glazed window to rear elevation, tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

## **OUTSIDE**

# 15 Thornbridge Grove, Walsall Wood

## **FORE GARDEN**

having block paved driveway leading to:

## **RECESSED CAR PORT**

with gated side access leading to:

## **REAR GARDEN**

paved patio area, lawn, borders and shrubs, useful shed, outside light, power supply and tap.

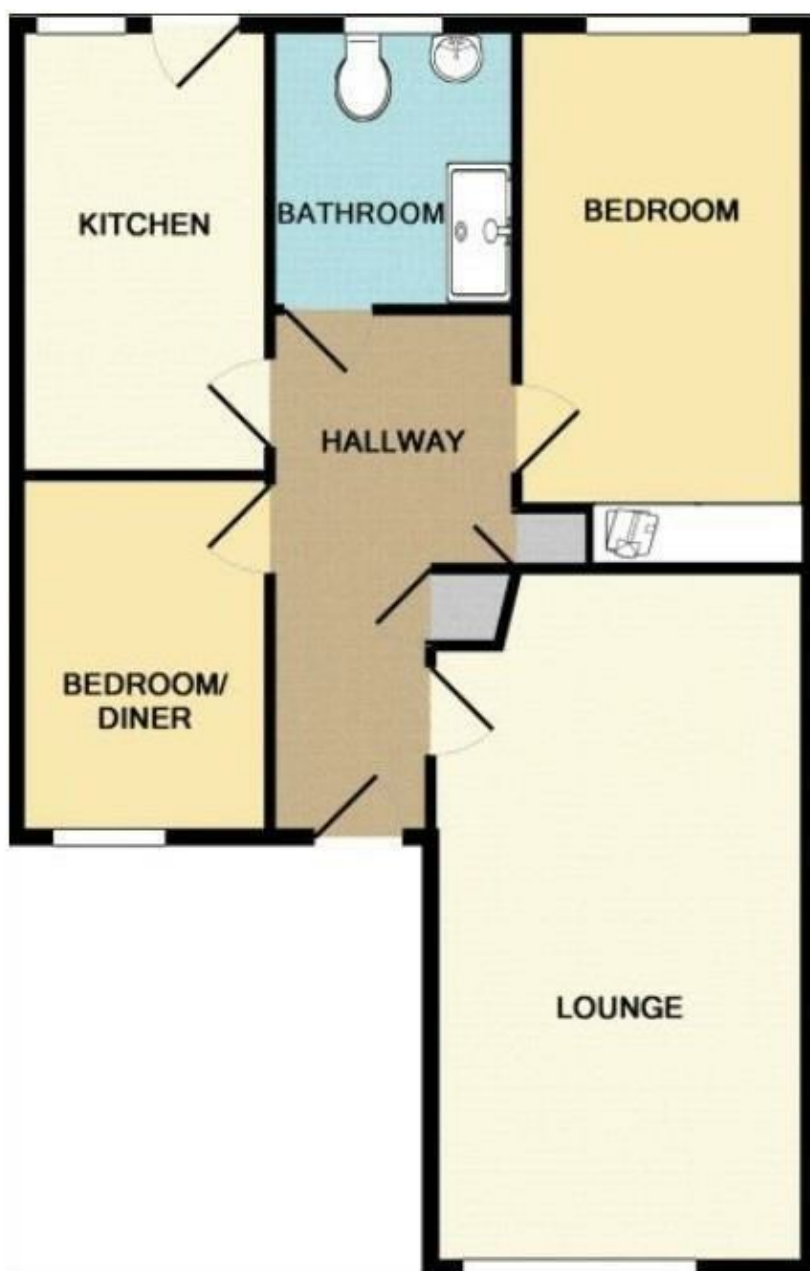
## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 99 years from 1st April 1999. The rent payable for the 50% share including current service charge is £304.44pcm.

**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.

# 15 Thornbridge Grove, Walsall Wood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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	