

CHRIS FOSTER & Daughter

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79 Main Street, Stonnall, WS9 9DY Guide Price £525,000

A well maintained and presented charming detached cottage residence occupying an excellent sized plot in this highly sought after semi rural village location and within easy reach of local amenities.

* Fully Enclosed Porch Entrance * Impressive Lounge * Separate Dining Room * Modern Fitted Kitchen * Guest Cloakroom * Three Good Sized Bedrooms * Luxury Bathroom * Double Garage * Log Cabin * Workshop * Superb Landscaped Gardens * Vegetable Plot * Polytunnel * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



79 Main Street, Stonnall



Impressive Lounge



Impressive Lounge



Fitted Kitchen



Fitted Kitchen

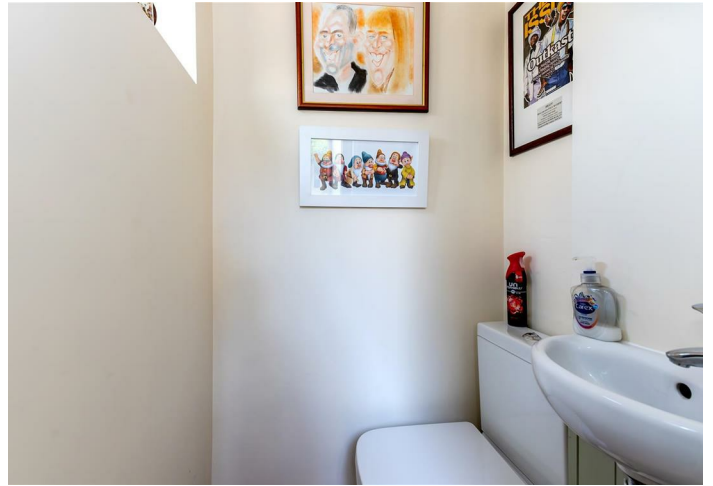


Dining Room

79 Main Street, Stonnall



Dining Room



Guest Cloakroom



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

79 Main Street, Stonnall



Bedroom Two



Bedroom Three



Luxury Bathroom



Summer House

79 Main Street, Stonnall



Garage/Utility



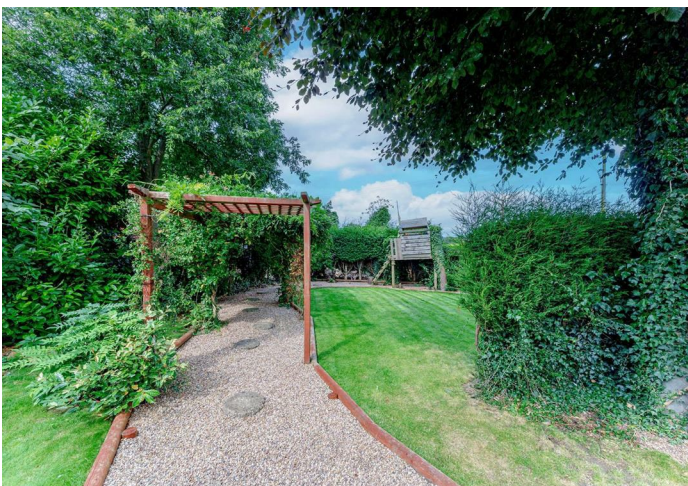
Rear Patio Area



Rear Patio Area



Rear Garden



Rear Garden



Vegetable Plot

79 Main Street, Stonnall

An internal inspection is essential to begin to fully appreciate this delightful detached cottage residence that is full of charm and character and occupying an excellent sized plot in this highly sought after semi rural village location backing onto surrounding farmland.

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 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.

The area is well served for leisure facilities with Oak Park Active Living Centre in Walsall Wood, cricket and running clubs at 'The Stick & Wicket' behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities. close to the local village amenities.

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

FULLY ENCLOSED PORCH ENTRANCE

having entrance door and ceiling light point.

IMPRESSIVE LOUNGE

6.25m x 4.72m max dims (20'6" x 15'5" max dims)

two PVCu double glazed windows to front elevation, PVCu double glazed window to rear, feature fireplace with log burning stove, beamed ceiling, wood flooring, two central heating radiators, three wall light points and open plan staircase leading to the first floor.

LUXURY FITTED KITCHEN

4.34m x 3.00m (14'3 x 9'10)

PVCu double glazed window to side elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "AEG" double oven, separate "AEG" gas hob with extractor canopy over, integrated fridge, "AEG" dishwasher included, tiled floor, five ceiling light points, central heating radiator and beamed ceiling.

DINING ROOM

4.09m x 2.97m (13'5 x 9'9)

PVCu double glazed windows to the rear and side elevations, wood flooring, central heating radiator, four wall light points and beamed ceiling.

REAR LOBBY

PVCu double glazed door to rear, window to side, ceiling spotlight and access to:

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, wash hand basin, ceiling spotlights and tiled floor.

FIRST FLOOR LANDING

having beamed walls, timber floor, three wall light points and ornamental plate shelf.

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BEDROOM ONE

5.11m x 2.95m (16'9 x 9'8)

PVCu double glazed windows to the rear and side elevations, central heating radiator, three wall light points and large walk in wardrobe housing the central heating boiler with potential to be converted into an ensuite bathroom.

BEDROOM TWO

3.51m x 3.05m (11'6 x 10'0)

PVCu double glazed windows to the front and rear elevations, central heating radiator and two wall light points.

BEDROOM THREE

3.15m min x 2.44m (10'4" min x 8'0")

PVCu double glazed window to front elevation, central heating radiator and two wall light points.

LUXURY BATHROOM

3.12m x 2.01m (10'3 x 6'7)

PVCu double glazed frosted window to side elevation, free standing bath with side mixer tap, vanity wash hand basin with storage cupboard below, WC, corner shower enclosure with overhead and hand held shower attachments, Victorian style radiator/heated towel rail, tiled walls, ceiling spotlights and loft access.

OUTSIDE

FORE GARDEN

having 'Creteprint' frontage with brick boundary wall and double opening wrought iron gates leading to concrete driveway with security lighting and access to:

RECESSED DOUBLE GARAGE/UTILITY

5.49m x 5.11m (18'0 x 16'9)

with electric up and over door, light and power, door to side, range of fitted wall and base units, working surface and plumbing for washing machine.

DELIGHTFUL LANDSCAPED REAR GARDENS

concrete courtyard with outside tap and security light with steps leading up to paved patio area with attractive and mature shrubs and trees, arbour, large covered seating area with fitted bench and space for table and chairs etc... and pergola.

WORKSHOP

2.95m x 2.95m (9'8 x 9'8)

with light and power and double opening doors.

"LUGARDE" LOG CABIN

5.94m x 5.44m (19'6 x 17'10)

Fully insulated floor and ceiling for all round year use with double glazed opening doors and windows, light and power. Currently used as an outside entertaining room, however could be converted to a home office, gym etc...

FURTHER REAR GARDEN

additional paved area, mature trees and shrubs, two large sheds and greenhouse, pebbled pathway, pergola, lawn, trees and shrubs.

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VEGETABLE PLOT

commercial grade Premium Polytunnel, additional outside raised beds and open aspect to the rear.

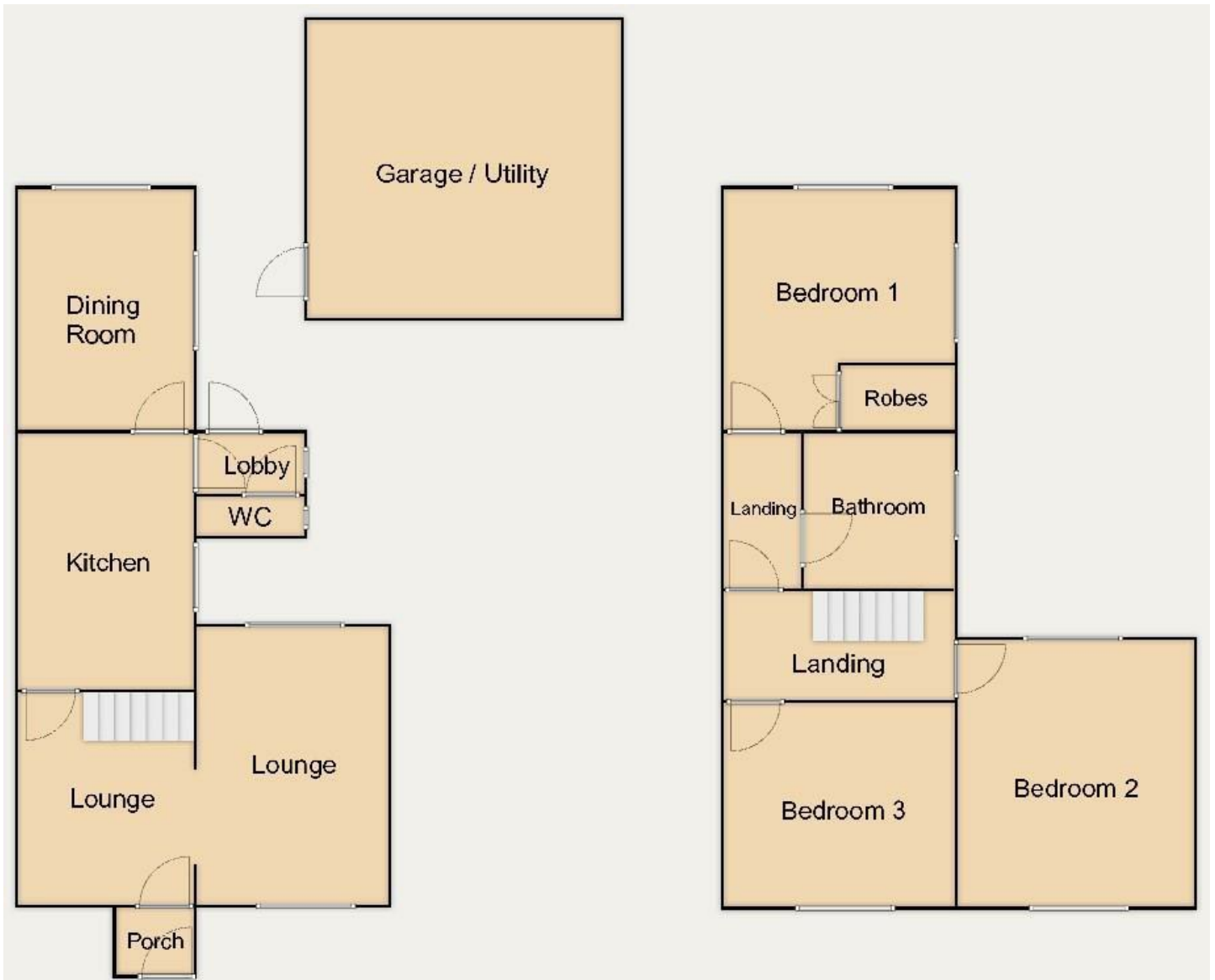
GENERAL INFORMATION

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 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.

79 Main Street, Stonnall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC