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16 Weatheroaks, Walsall Wood, WS9 9RN Offers In The Region Of £365,000

* REDUCED FOR QUICK SALE* A well presented modern detached family residence occupying a superb private corner position in a quiet cul-de-sac on this sought after development and due to additional land has tremendous potential to construct a two storey side extension (subject to planning approval).

* Recessed Porch * Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * Guest Cloakroom * 3 Double Bedrooms (originally 4) * Family Bathroom * Garage and Ample Off Road Parking * Gas Central Heating * PVCu Double Glazing * NO UPWARD CHAIN

Council Tax Band D
Local Authority - Walsall



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



16 Weatheroaks, Walsall Wood



Impressive Lounge



Dining Room



Fitted Kitchen



Fitted Kitchen



Utility

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Guest Cloakroom



Bedroom One



Bedroom One



En Suite



Bedroom Two

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Bedroom Two



Bedroom 3/4



Bedroom 3/4



Family Bathroom



Family Bathroom



Private Rear Garden

16 Weatheroaks, Walsall Wood



Private Rear Garden



Rear Elevation



Front Elevation



Front Elevation



16 Weatheroaks, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious, well presented detached family residence, that occupies a wide and private corner position at the head of a quiet cul-de-sac on this sought after development close to local amenities and Shire Oak Nature Reserve. Due to the position and size of plot, there is additional land to the side of the property that provides potential for buyers to construct a two storey extension (subject to planning approval).

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:

RECESSED PORCH

leading to:

THROUGH RECEPTION HALL

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

LOUNGE

5.00m x 3.61m (16'5 x 11'10)

PVCu double glazed window to front elevation, feature fireplace with modern electric fire, laminate floor covering, two central heating radiators and two ceiling light points.

DINING ROOM

3.20m x 2.69m (10'6 x 8'10)

double glazed patio door to the rear garden, laminate floor covering, central heating radiator, ceiling light point and connecting door to the lounge.

FITTED KITCHEN

3.51m x 3.00m (11'6 x 9'10)

PVCu double glazed window to rear elevation, tiled floor, fluorescent strip light, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over and space for range style cooker with extractor canopy over.

UTILITY

PVCu double glazed door to rear elevation, tiled floor, central heating radiator, ceiling light point, fitted wall and base units, working surface and integrated fridge.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, wash hand basin, tiled floor, central heating radiator and ceiling light point.

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FIRST FLOOR LANDING

BEDROOM ONE

3.99m x 3.40m (13'1 x 11'2)

two PVCu double glazed windows to front elevation, extensive range of built in wardrobes, additional storage cupboard, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure, pedestal wash hand basin, wc, half tiled walls. central heating radiator and ceiling light point.

BEDROOM TWO

3.30m x 2.24m (10'10 x 7'4)

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

BEDROOM 3/4

5.87m x 2.21m (19'3 x 7'3)

originally two rooms that have been knocked into one and can easily be converted back, with two doorways, two PVCu double glazed windows to rear elevation, two central heating radiators, two ceiling light points and built in mirrored wardrobes.

FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Triton' shower over and tiled surround, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE

WIDE FOREGARDEN

tarmacadam driveway providing ample off road parking, lawn, mature trees and shrubs, outside lighting and space to side ideal for extension (subject to planning approval).

PRIVATE REAR GARDEN

having side access, paved patio, lawn side borders, trees and shrubs, ornamental pond and security light.

GENERAL INFORMATION

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

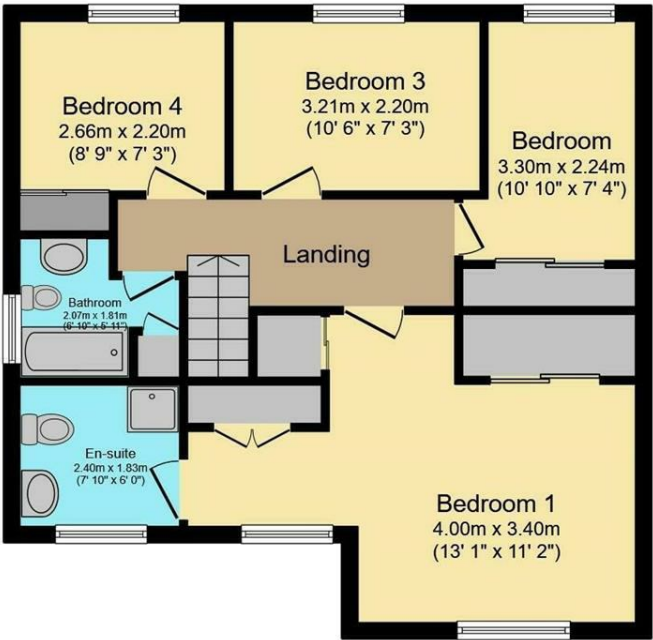
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

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Ground Floor



First Floor

Total floor area 116.1 sq.m. (1,249 sq.ft.) approx

