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53 Wallheath Crescent, Stonnall, WS9 9HS Guide Price £359,950

An extremely well maintained and presented three bedroom semi detached residence occupying an excellent position in this highly sought after semi rural village location and within easy reach of local amenities.

* Reception Hall * Guest Cloakroom * Impressive Lounge/Dining Room * Luxury Fitted Kitchen * Large Conservatory * Utility * Storage Room * Three Bedrooms * Modern Bathroom * Ample Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



53 Wallheath Crescent, Stonnall



Reception Hall



Guest Cloakroom



Impressive Lounge/Dining Room



Impressive Lounge/Dining Room



Luxury Fitted Kitchen

53 Wallheath Crescent, Stonnall



Luxury Fitted Kitchen

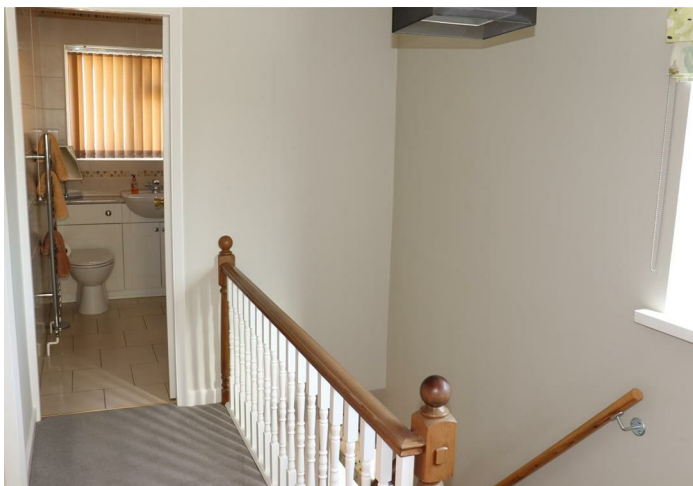


Conservatory



Utility

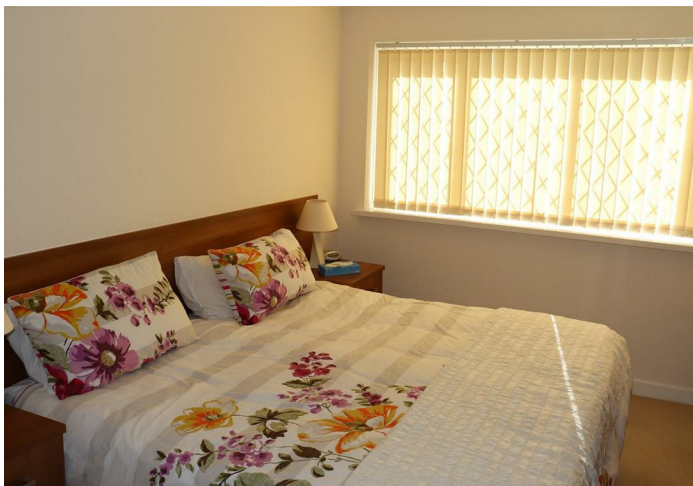
53 Wallheath Crescent, Stonnall



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



53 Wallheath Crescent, Stonnall



Bedroom Two



Bedroom Three



Modern Bathroom



Rear Garden

53 Wallheath Crescent, Stonnall

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented, three bedroom semi detached family residence that occupies an excellent position in this highly sought after semi rural village location within easy reach of the local village facilities whilst more comprehensive amenities offered by Aldridge, Lichfield, Sutton Coldfield and Walsall are within easy reach.

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 and PVCu double glazing briefly comprises the following:

RECEPTION HALL

PVCu double glazed entrance door, PVCu double glazed frosted window to side elevation, hard wood flooring, central heating radiator and ceiling light point.

GUEST CLOAKROOM

PVCu double glazed window to the rear elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, half tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

IMPRESSIVE LOUNGE/DINING ROOM

5.64m x 5.03m max dims (18'6" x 16'6" max dims)

two PVCu double glazed bow windows to front elevation , feature fireplace with gas coal effect fire fitted, hard wood flooring, two central heating radiators and two ceiling light points.

LUXURY FITTED KITCHEN

4.01m x 2.84m (13'2 x 9'4)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in electric double oven and grill, separate gas hob with stainless steel extractor canopy over, integrated fridge/freezer and dishwasher, tiled floor, central heating radiator, inset ceiling spotlights and door leading to:

LARGE CONSERVATORY

5.03m x 3.73m (16'6 x 12'3)

PVCu double glazed door and windows to the rear elevation, tiled floor, central heating radiator, ceiling light/fan, two wall light points and PVCu double glazed door leading to:

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UTILITY

3.81m x 2.08m (12'6 x 6'10)

PVCu double glazed door and window to front elevation, range of luxury fitted wall and base units, working surfaces with inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine, space for tumble dryer and additional appliance, tiled floor, central heating radiator, two ceiling light points and access to:

STORAGE ROOM

2.72m x 2.29m (8'11 x 7'6)

PVCu double glazed door leading to the rear gardens, PVCu double glazed window to side, light and power points.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.57m x 3.05m (15'0 x 10'0)

PVCu double glazed window to front elevation, range of fitted wardrobes with matching dressing table, headboard and two bedside cabinets, central heating radiator and ceiling light point.

BEDROOM TWO

3.99m x 3.05m (13'1 x 10'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes with matching dressing table, headboard and two bedside cabinets, central heating radiator and ceiling light point.

BEDROOM THREE

3.05m x 1.91m (10'0 x 6'3)

PVCu double glazed window to front elevation, fitted wardrobe with sliding door, built in desk, central heating radiator and ceiling light point.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead shower and shower screen fitted, vanity wash hand basin and WC unit with storage cupboard below, tiled walls and floor, chrome heated towel rail, inset ceiling spotlights, extractor fan and airing cupboard off housing the "Ideal" central heating boiler.

OUTSIDE

FORE GARDEN

having block paved frontage and driveway to side providing ample off road parking, outside light and tap.

REAR GARDEN

paved patio area, lawn, side borders and shrubs, timber fencing, outside lighting, power supply and tap.

GENERAL INFORMATION

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

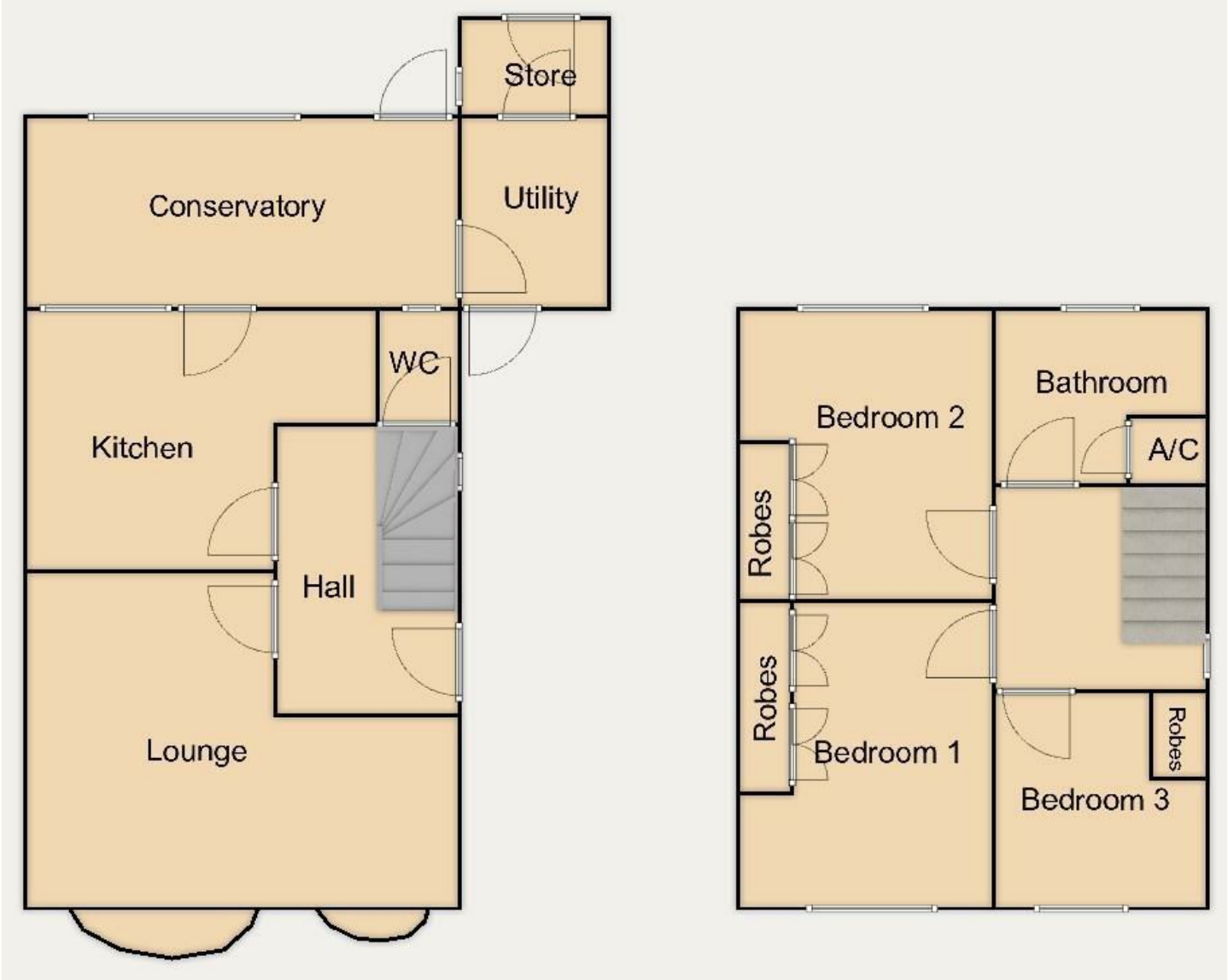
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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.

53 Wallheath Crescent, 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	86

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	