

# CHRIS FOSTER & Daughter

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## 4 Westwick Close, Stonnall, WS9 9EA Guide Price £350,000

A particularly spacious, well presented extended semi detached family residence occupying a quiet cul-de-sac position in this highly sought after semi rural village location.

\* LOFT ROOM \* Fully Enclosed Porch \* Reception Hall \* 'L' Shaped Lounge/Dining Room \* Conservatory \* Fitted Kitchen Extension \* Ground Floor Shower Room \* Three Bedrooms \* Shower Room \* Garage \* Attractive Gardens \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Lichfield



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## 4 Westwick Close, Stonnall



'L' Shaped Lounge/Dining Room



'L' Shaped Lounge/Dining Room



Conservatory



Fitted Kitchen Extension



## 4 Westwick Close, Stonnall



Ground Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



## 4 Westwick Close, Stonnall



Bedroom Three



Shower Room



Loft Room



Rear Garden



## 4 Westwick Close, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented family residence that has been extended to the side and enjoys an excellent loft room that would be ideal for home office use or space for leisure/hobbies. The property occupies a quiet cul-de-sac position in this highly sought after semi rural village 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 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 accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

### **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation, wall light point and tiled floor.

### **RECEPTION HALL**

frosted glass panelled entrance door and ceiling light point.

### **'L' SHAPED LOUNGE/DINING ROOM**

7.70m x 5.49m max dims (25'3" x 18'0" max dims)

PVCu double glazed windows to the front and rear elevations, feature fireplace with modern gas remote control fire fitted, two central heating radiators, three ceiling light points and sliding patio door leading to:

### **CONSERVATORY**

3.05m x 2.90m (10'0" x 9'6")

PVCu double glazed double opening doors and windows to rear, tiled floor, central heating radiator, wall light point and ceiling fan.

### **FITTED KITCHEN EXTENSION**

5.08m x 2.21m (16'8" x 7'3")

PVCu double glazed window and door to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in double gas oven, separate gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, electric radiator and additional skirting level heaters and two ceiling light points.

### **GROUND FLOOR SHOWER ROOM**

having tiled corner shower enclosure with electric "Triton" shower fitted, vanity wash hand basin, WC, ceiling spotlights, heated towel rail and extractor fan.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

3.86m x 3.05m min (12'7" x 10'0" min)

PVCu double glazed window to rear elevation, range of fitted wardrobes with central double bed recess and overhead storage, dressing table, central heating radiator and ceiling light point.

# 4 Westwick Close, Stonnall

## BEDROOM TWO

3.51m x 3.35m (11'6 x 11'0)

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

## BEDROOM THREE

2.92m x 2.29m (9'7 x 7'6)

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

## SHOWER ROOM

2.51m x 1.93m (8'3 x 6'4)

PVCu double glazed frosted window to front elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point, aqua panelled walls and airing cupboard off.

## LOFT ROOM

5.49m x 4.93m (18'0 x 16'2)

approached via drop down ladder with two "Velux" windows to rear elevation, two ceiling light points, central heating radiator and under eaves storage. An ideal space for hobby/leisure time or as a home office.

## GARAGE

5.21m x 2.39m (17'1 x 7'10)

with up and over door, fluorescent strip light, cold water tap and wall mounted "Glow worm" central heating boiler.

## OUTSIDE

### FORE GARDEN

with block paved driveway, shaped lawn and attractive borders.

### ATTRACTIVE REAR GARDEN

paved patio, lawn, well stocked borders, trees and shrubs and remote control awning.

## 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.

# 4 Westwick Close, Stonnall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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