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178 Chester Road, Stonnall, WS9 9DF **Guide Price £309,950**

A spacious, well presented, extended, traditional style semi detached family residence situated in this popular semi rural location backing on to Shire Oak Park Nature Reserve, yet remaining within easy reach of local amenities.

- * Open Aspect to Front * Nature Reserve to Rear * Recessed Porch * Reception Hall * Guest Cloakroom * Through Lounge/Dining Room * Extended Luxury Fitted Kitchen * Three Bedrooms * Bathroom * Recessed Garage & Extensive Off Road Parking * Attractive Gardens
- * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band C
Local Authority - Walsall



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

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Company Number: 11253248



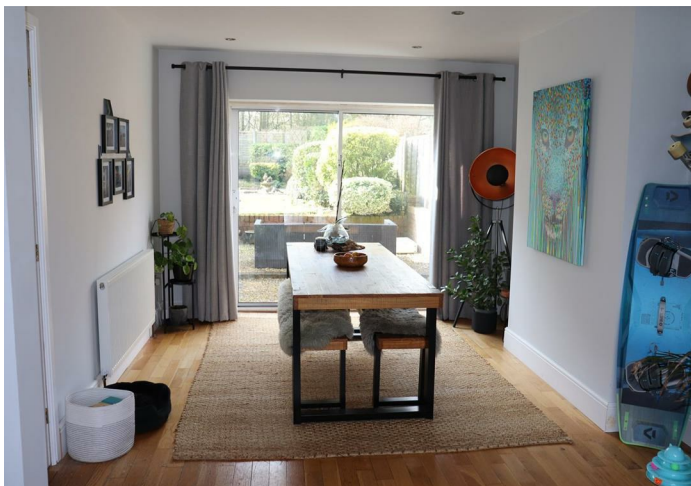
178 Chester Road, Stonnall



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Luxury Fitted kitchen

178 Chester Road, Stonnall



Luxury Fitted Kitchen



Bedroom One



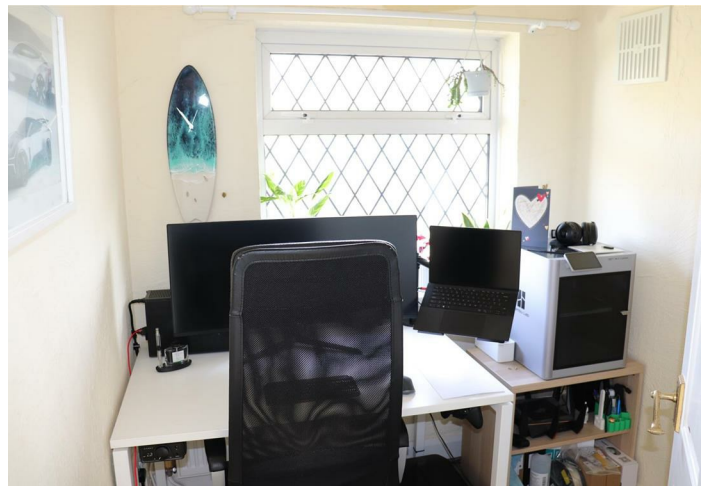
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

178 Chester Road, Stonnall



Bathroom



Rear Garden/View To Rear



View To Front

178 Chester Road, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented and extended traditional style semi detached family residence enjoying an excellent semi rural position in this popular residential location with open aspect to the front and nature reserve to the rear yet remaining within easy reach of 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.

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 at Aldridge, the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Friary High School and King Edwards in Lichfield.

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 fired central heating system and PVCu double glazing briefly comprises the following:

RECESSED PORCH

leading to:

RECEPTION HALL

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

GUEST CLOAKROOM

having wc and ceiling light point.

THROUGH LOUNGE/DINING ROOM

8.23m x 3.51m (27' x 11'6)

PVCu double glazed bay window to front elevation, hard wood flooring, two central heating radiators, ceiling spot lights and double glazed sliding patio door leading to the rear garden.

EXTENDED LUXURY FITTED KITCHEN

6.73m x 2.06m (22'1 x 6'9)

PVCu double glazed windows to the rear and side elevations, range of luxury fitted white high gloss wall, base units and drawers, additional full height units, working surfaces with inset single drainer sink having mixer tap over, built in electric oven and gas hob with extractor canopy over, space for American style fridge/freezer, integrated dishwasher, central heating radiator, ceiling spot lights and wall mounted 'Glow worm' central heating boiler housed in matching unit.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation and ceiling light point.

BEDROOM ONE

4.17m x 3.51m (13'8 x 11'6)

PVCu double glazed bay window to front elevation enjoying an open aspect, extensive range of fitted wardrobes with double bed recess, bed side cabinets and additional overhead storage. central heating radiator and ceiling light point.

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BEDROOM TWO

3.96m x 3.35m (13' x 11')

PVCu double glazed window over looking the rear garden and nature reserve beyond, central heating radiator and ceiling light point.

BEDROOM THREE

2.06m x 1.98m (6'9 x 6'6)

PVCu double glazed window to front elevation with open aspect, central heating radiator, ceiling light point and loft access.

BATHROOM

PVCu double glazed frosted window to rear elevation, pannelled bath, WC, pedestal wash hand basin, separate shower enclosure, ceiling light point and central heating radiator.

OUTSIDE

DEEP FORE GARDEN

having lawn and well stocked borders, driveway providing extensive off road parking and access to:

RECESSED SIDE GARAGE

up and over door to front, PVCu double glazed door leading to the rear garden and window to side, fluorescent strip light and additional ceiling light point.

ATTRACTIVE REAR GARDEN

having patio area, lawn, well stocked borders, trees and shrubs, cold water tap, external lighting, timber fencing and gated access to nature reserve to the rear.

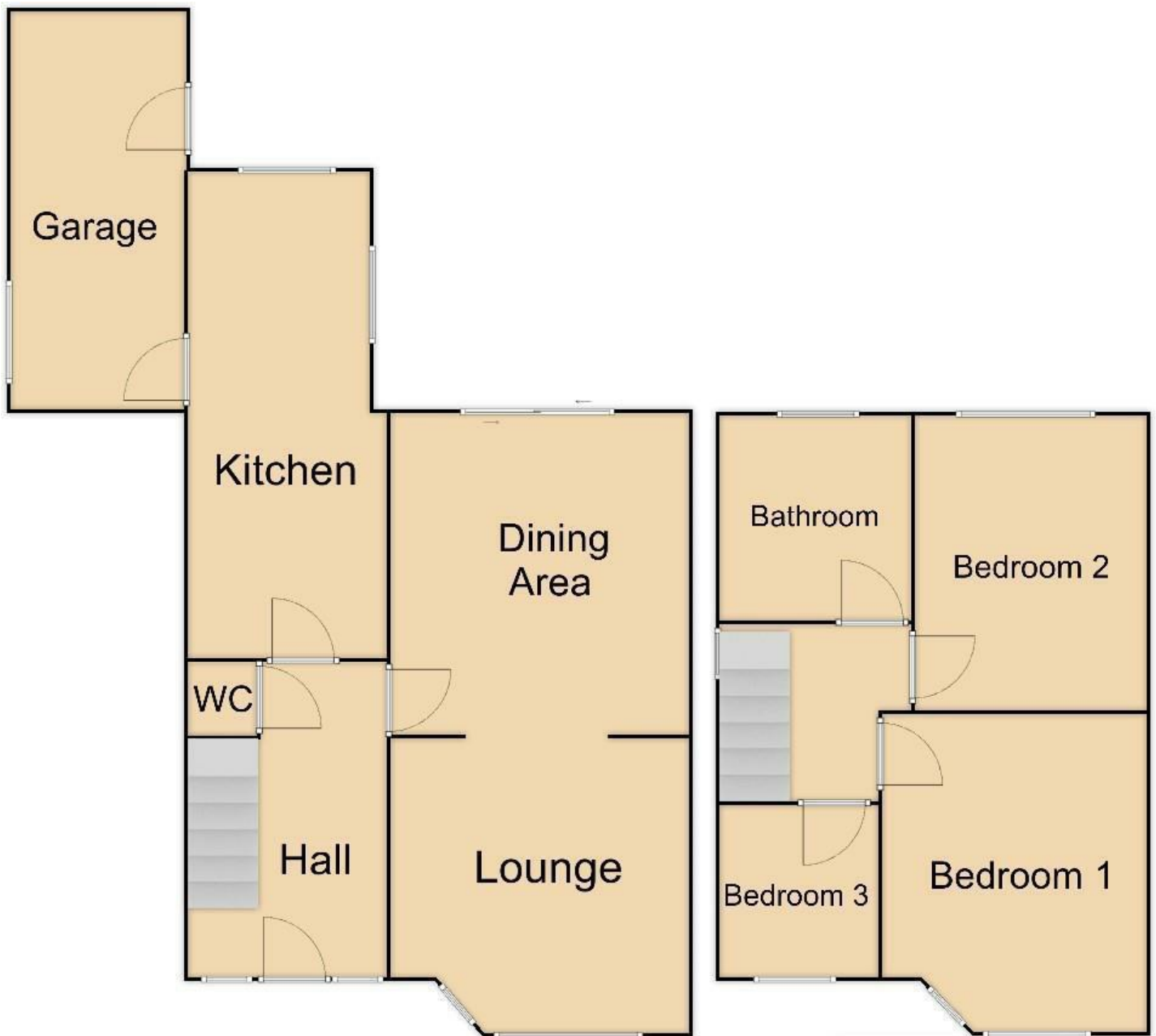
GENERAL INFORMATION

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.

178 Chester Road, Stonnall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 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