

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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12 Stewart Road, Walsall Wood, WS9 9NQ

Guide Price £209,950

An extremely well maintained and presented 2 bedroom semi detached residence conveniently situated in this popular residential location close to local amenities.

* Ideal First Purchase * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Guest Cloakroom * 2 Good Sized Bedrooms * Modern Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band A
Local Authority - Walsall



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

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Company Number: 11253248



12 Stewart Road, Walsall Wood



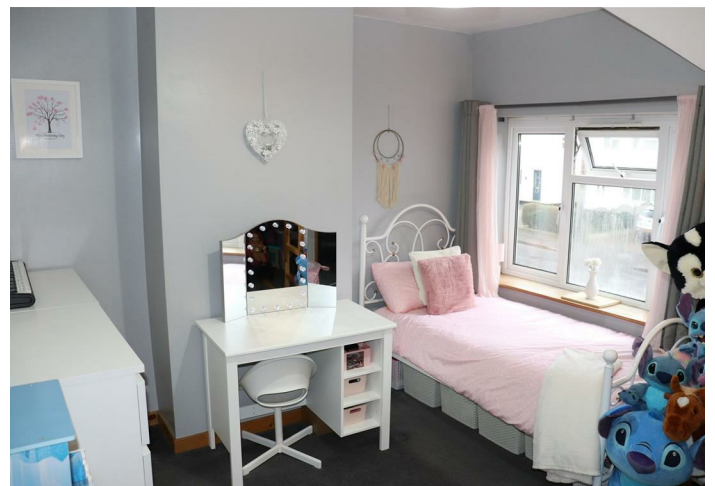
Lounge



Luxury Dining/Kitchen



Guest Cloakroom



Bedroom One

12 Stewart Road, Walsall Wood



Bedroom One



Bedroom Two



Modern Bathroom



Rear Garden

12 Stewart Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented 2 bedroom semi detached residence that is conveniently situated in a popular residential 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 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:

RECEPTION HALL

composite entrance door, laminate floor covering and ceiling light point.

LOUNGE

3.66m x 3.23m (12' x 10'7)

PVCu double glazed window to front elevation, ornamental cast iron fireplace, laminate floor covering, central heating radiator and ceiling light point.

LUXURY FITTED DINING/KITCHEN

3.45m x 2.74m (11'4 x 9')

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with inset single drainer sink, built in electric oven and gas hob with extractor canopy over, integrated washer/dryer and dishwasher, space for fridge/freezer, central heating radiator, ceiling light point, space for table and chairs, storage cupboard off and composite door leading to the rear garden.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, wash hand basin, laminate floor covering, ceiling light point, central heating radiator, extractor fan and wall mounted 'Vaillant' central heating boiler.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and loft access.

BEDROOM ONE

4.65m x 3.28m (15'3 x 10'9)

PVCu double glazed window to front and side elevations, central heating radiator and ceiling light point.

BEDROOM TWO

2.82m x 2.82m (9'3 x 9'3)

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

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MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over, pedestal wash hand basin, wc, tiled walls and floor, ceiling light point, modern vertical central heating radiator and extractor fan.

OUTSIDE

FORE GARDEN

block paved driveway providing off road parking for two vehicles, brick boundary wall and gated side access leading to:

REAR GARDEN

paved patio, lawn, shrubs and timber fencing.

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



1ST FLOOR

