

CHRIS FOSTER & Daughter

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31 Bluebell Road, Walsall Wood, WS9 9ET Guide Price £440,000

An extremely well maintained and presented spacious, modern, detached family residence occupying an excellent position on this sought after residential development close to greenbelt countryside and local amenities.

* Semi Rural Location * Reception Hall * Guest Cloakroom * Impressive Lounge * Superb Open Plan Dining/Kitchen/Family Room * Conservatory * Utility * Three Bedrooms * Master with En Suite Shower Room * Family Bathroom * Garage * Gas Central Heating System * PVCu Double Glazing * PV Solar Panels * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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



31 Bluebell Road, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Lounge



Open Plan Dining/Kitchen/Family Room

31 Bluebell Road, Walsall Wood



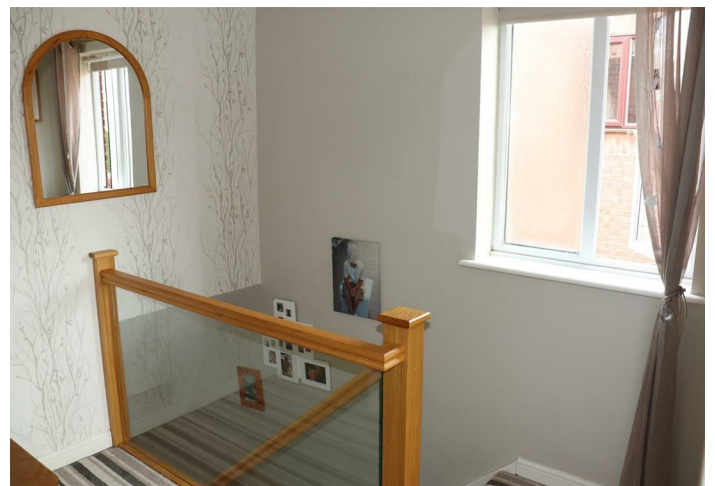
Open Plan Dining/Kitchen/Family Room



Open Plan Dining/Kitchen/Family Room



Conservatory



First Floor Landing

31 Bluebell Road, Walsall Wood



Bedroom One



En Suite Shower Room



Bedroom Two



Bedroom Three



Family Bathroom

31 Bluebell Road, Walsall Wood



Rear Garden



Rear Garden

31 Bluebell Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented spacious, modern, detached family residence that has been extensively improved by the present owners. The property occupies an excellent position on this sought after residential development close to greenbelt countryside and 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 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, PV solar panels and PVCu double glazing briefly comprises the following:

RECEPTION HALL

composite entrance door, laminate floor covering, central heating radiator, ceiling light point and understairs storage recess.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, wc, vanity wash hand basin, laminate floor covering, ceiling light point and central heating radiator.

LOUNGE

5.64m x 3.81m (18'6 x 12'6)

PVCu double glazed bay window to front elevation, feature fireplace with inset log burner, two ceiling light points. three wall light points and two central heating radiators.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

8.53m x 4.04m max (28' x 13'3 max)

two PVCu double glazed windows and double opening doors leading to the rear garden, modern vertical central heating radiator and additional radiator, two ceiling light points and additional inset ceiling spotlights, space for American style fridge/freezer, range of luxury high gloss wall, base units and drawers, granite working surfaces incorporating drainer and stainless steel sink with mixer tap over, matching granite breakfast bar, built in 'Stoves' electric double oven and induction hob having stainless steel extractor canopy over, integrated dishwasher, tiled floor with underfloor heating, 'Velux' window above kitchen area and PVCu double glazed bi-fold doors leading to:

CONSERVATORY

3.84m x 2.79m (12'7 x 9'2)

PVCu double glazed double opening doors and windows to rear elevation, tiled floor with underfloor heating and ceiling light/fan.

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UTILITY

2.57m x 1.45m (8'5 x 4'9)

PVCu double glazed door to side elevation, access to the garage, working surface with space and plumbing below for washing machine, tiled floor with underfloor heating, ceiling light point, central heating radiator and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off containing shelving, shower pump and hot water cylinder with immersion heater powered by the solar panels.

BEDROOM ONE

4.22m x 3.73m (13'10 x 12'3)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, corner shower enclosure with overhead and wall mounted shower attachments, wc, vanity wash hand basin, tiled walls, ceiling light point, central heating radiator and storage cupboard off.

BEDROOM TWO

3.73m x 2.82m (12'3 x 9'3)

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

BEDROOM THREE

2.82m x 2.06m (9'3 x 6'9)

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

MODERN BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with shower over tiled surround and shower screen fitted, pedestal wash hand basin, wc, chrome heated towel rail and ceiling light point.

OUTSIDE

GARAGE

5.26m x 2.67m (17'3 x 8'9)

up and over door to front, wall mounted central heating boiler, light and power points.

FORE GARDEN

block paved driveway providing off road parking for three cars, outside lighting, shrubs and gated side access leading to:

REAR GARDEN

large timber decked area with hot tub, lawn, side borders and shrubs, raised pond, outside tap and lighting and storage shed.

GENERAL INFORMATION

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

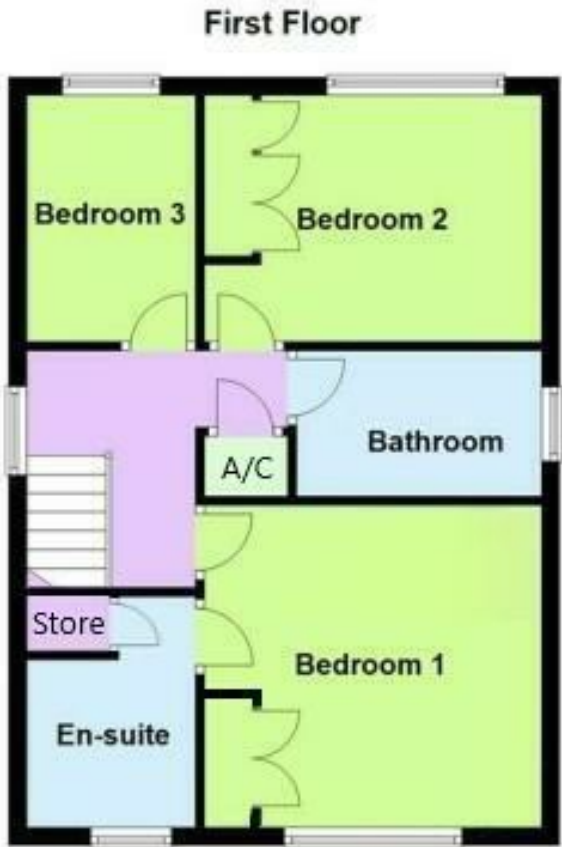
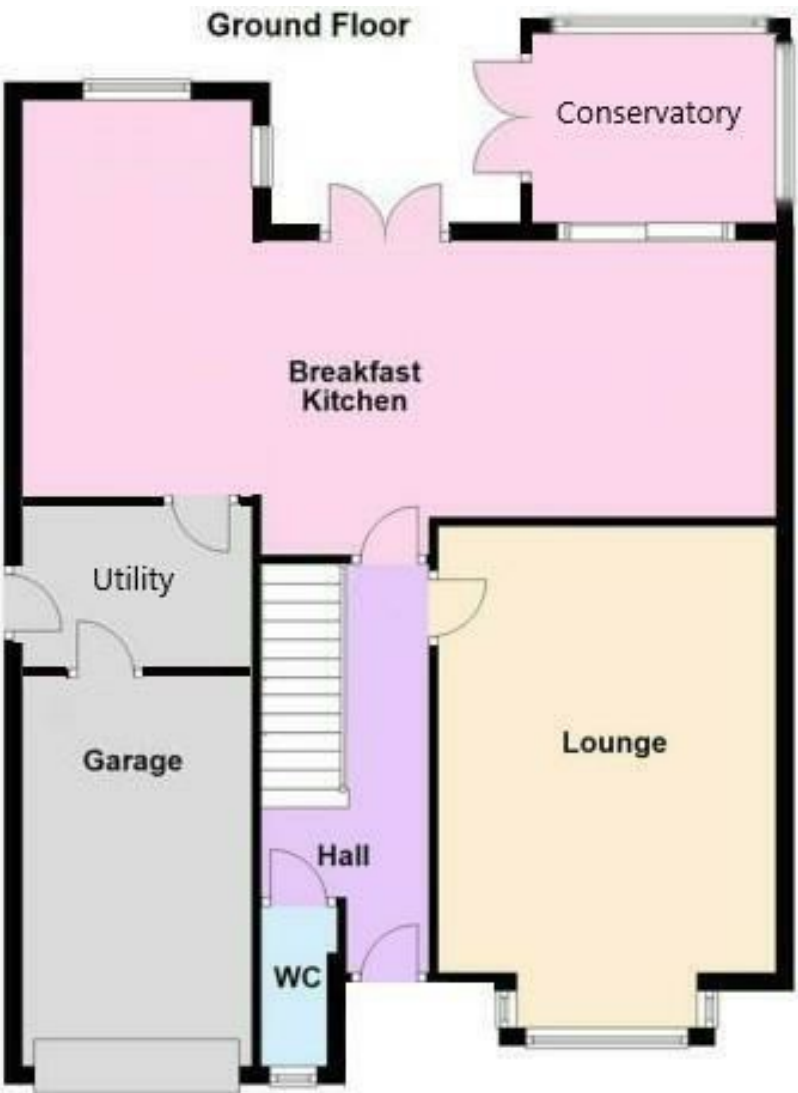
SERVICES All main services are connected together with telephone point subject to the usual regulations.

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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.

31 Bluebell Road, Walsall Wood



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

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