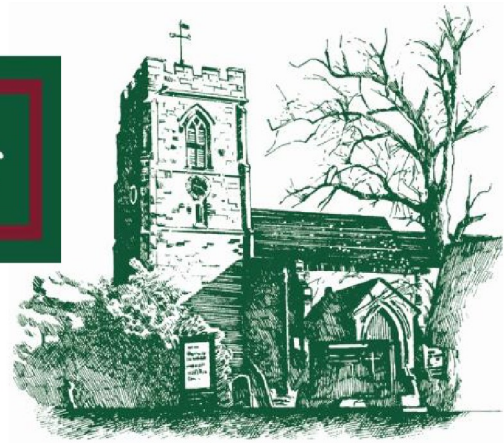


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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26 Lichfield Road, Walsall Wood, WS9 9NN Guide Price £395,000

A spacious traditional style detached family residence that is conveniently situated in this popular residential location within easy reach of local amenities.

* Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * Study * Orangery *
Downstairs Shower Room * Three Bedrooms * Bathroom * Off Road Parking for Several
Vehicles * Detached Garage * Gas Central Heating System * Partial PVCu Triple Glazing *

Council Tax Band D
Local Authority - Walsall



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



26 Lichfield Road, Walsall Wood



Reception Hall



Lounge



Lounge



Dining Room



Downstairs Shower Room



Fitted Kitchen

26 Lichfield Road, Walsall Wood



Fitted Kitchen



Utility



Study



Orangery



Bedroom One

26 Lichfield Road, Walsall Wood



En Suite



Bedroom Two



Bathroom



Bedroom Three



Bedroom Three



Rear Garden

26 Lichfield Road, Walsall Wood



Rear Elevation



Side Access



Rear Garden



Rear Garden



26 Lichfield Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this spacious, traditional style detached family residence that is conveniently situated in this popular residential location 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 and PVCu double glazing briefly comprises the following:

RECEPTION HALL

having PVCu double glazed frosted door to front elevation, two ceiling light points, ceiling coving, central heating radiator, under stairs storage off, and minton style tiled flooring.

LOUNGE

5.21m (into bay) x 3.78m (17'01 (into bay) x 12'05)

having PVCu triple glazed bay window to front elevation, ceiling light point, wall light, ceiling coving, central heating radiator, feature gas fireplace, and laminate flooring.

DINING ROOM

3.91m x 3.66m (12'10 x 12'00)

having PVCu double glazed window to rear elevation, ceiling light point, wall light, ceiling coving, central heating radiator, feature gas fireplace and laminate flooring.

DOWNSTAIRS SHOWER ROOM

having ceiling light point, ceiling coving, central heating radiator, WC, wash hand basin having chrome mixer tap over, shower cubicle having thermostatic mixer shower fitted over, extractor fan, fitted wall and base cupboards, wall mounted 'Baxi' central heating boiler, and tiled flooring.

FITTED KITCHEN

4.11m x 3.63m (13'06 x 11'11)

having PVCu double glazed door and window to side elevation, inset ceiling spot lights and under cabinet lighting, ceiling coving, range of fitted wall, base units and drawers, working surfaces with inset stainless steel bowl and half drainer sink having mixer tap over, built in electric double oven and gas hob having extractor canopy over, built in dishwasher, and central heating radiator.

UTILITY

3.91m x 1.47m (12'10 x 4'10)

having PVCu double glazed patio door to side elevation, PVCu double glazed windows to front, side and rear elevations, ceiling light point, wall mounted electric heater, space and plumbing for washing machine, tumble dryer and fridge/freezer, fitted wall and base units with working surface and inset bowl and half drainer sink having mixer tap over.

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STUDY

3.68m x 1.93m (12'01 x 6'04)

having PVCu double glazed window to side elevation, inset ceiling spot lights, ceiling coving, central heating radiator, and laminate flooring.

ORANGERY

3.66m x 2.77m (12'00 x 9'01)

having PVCu double glazed french doors to rear elevation, PVCu double glazed windows to side and rear elevation, inset ceiling spot lights and ceiling fan light, built in ceiling speakers, central heating radiator, electric feature fireplace, and tiled flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.24m x 3.73m (13'11 x 12'03)

having PVCu triple glazed window to front elevation, ceiling light point, ceiling coving, central heating radiator, built in wardrobes and laminate flooring.

EN SUITE

2.41m x 1.96m (7'11 x 6'05)

having PVCu triple glazed frosted window to front elevation, inset ceiling spotlights, central heating radiator, shower enclosure having thermostatic mixer shower fitted over, vanity unit sink having chrome mixer over, WC, and extractor fan.

BEDROOM TWO

3.94m x 3.66m (12'11 x 12'00)

having PVCu double glazed window to side and rear elevations, ceiling light point, ceiling coving, central heating radiator, and laminate flooring.

BATHROOM

2.69m x 2.06m (8'10 x 6'09)

having PVCu double glazed frosted windows to side and rear elevations, ceiling light point, ceiling coving, central heating radiator, wash hand basin, WC, corner bath having mixer tap with shower attachment over, and laminate flooring.

SECOND FLOOR LANDING

having ceiling light point.

BEDROOM THREE

4.88m x 4.62m (max) (16'00 x 15'02 (max))

having roof light windows to front and rear elevations, ceiling light point, central heating radiator, eaves storage and loft access.

OUTSIDE

DETACHED GARAGE

6.25m x 3.07m (20'06 x 10'01)

having up and over garage door, double glazed window to rear elevation, ceiling light point, and workmans pit.

26 Lichfield Road, Walsall Wood

FORE GARDEN

having creteprint driveway, electric car charging point, mature shrubs and brick wall borders.

REAR GARDEN

having block paved patio area, lawned area with fenced borders, mature shrubs, and two useful sheds.

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.

26 Lichfield 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		