

# CHRIS FOSTER & Daughter

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## 4 Lawnswood Drive, Walsall Wood, WS9 9HY Guide Price £309,950

A detached dormer style family residence occupying a quiet cul-de-sac position in this sought after location and within easy reach of local amenities.

\* Canopy Porch \* Reception Hall \* Lounge / Dining Room \* Fitted Kitchen \* Conservatory \*  
Three Bedrooms \* Shower Room \* Off Road Parking \* Garage \* Gas Central Heating System \*  
PVCu Double Glazing \* No upward Chain \*

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





## 4 Lawnswood Drive, Walsall Wood



Lounge / Dining Room



Fitted Kitchen



Conservatory



## 4 Lawnswood Drive, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

## 4 Lawnswood Drive, Walsall Wood



Rear Garden



Rear Elevation

## 4 Lawnswood Drive, Walsall Wood

An internal inspection is essential to begin to fully appreciate this detached dormer style family residence occupying a quiet cul-de-sac position in this sought after residential location 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 and PVCu double glazing briefly comprises the following:

### **RECEPTION HALL**

having frosted double glazed entrance door and window to front elevation, ceiling light point, ceiling coving and central heating radiator.

### **LOUNGE / DINING ROOM**

7.32m x 4.01m (max) (24'00 x 13'02 (max))

having PVCu double glazed window to front elevation, two ceiling light points, two wall lights, ceiling coving, two central heating radiators, and double doors and windows to rear elevation leading to -

### **CONSERVATORY**

3.66m x 2.54m (12'00 x 8'04)

having PVCu double glazed frosted windows to side elevation, PVCu double glazed french door to side elevation and windows to side and rear elevations, ceiling fan light, and two central heating radiators.

### **FITTED KITCHEN**

3.56m x 3.28m (11'08 x 10'09)

having PVCu double glazed window to rear elevation, ceiling light point, 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, central heating radiator, space and plumbing for washing machine, fridge and freezer.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

3.81m x 3.66m (12'06 x 12'00)

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

# 4 Lawnswood Drive, Walsall Wood

## BEDROOM TWO

3.91m x 3.58m (12'10 x 11'09)

having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, central heating radiator and built in wardrobes.

## BEDROOM THREE

3.66m x 2.41m (12'00 x 7'11)

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

## SHOWER ROOM

3.28m x 2.49m (10'09 x 8'02)

having PVCu double glazed frosted window to rear elevation, ceiling light point, central heating radiator. shower enclosure having thermostatic mixer shower fitted over, WC, pedestal wash hand basin having chrome mixer tap over, shaver point, and airing cupboard off housing the 'Glow Worm' central heating boiler.

## SIDE ACCESS

having doors to front and rear elevations and ceiling light point.

## GARAGE

4.65m x 2.41m (15'03 x 7'11)

having up and over garage door to front elevation, window to side elevation and ceiling light point.

## OUTSIDE

### FORE GARDEN

having block paved driveway with mature shrubs and brick wall borders.

### REAR GARDEN

having slabbed patio area, lawn, mature shrubs and trees and fenced borders.

## GENERAL INFORMATION

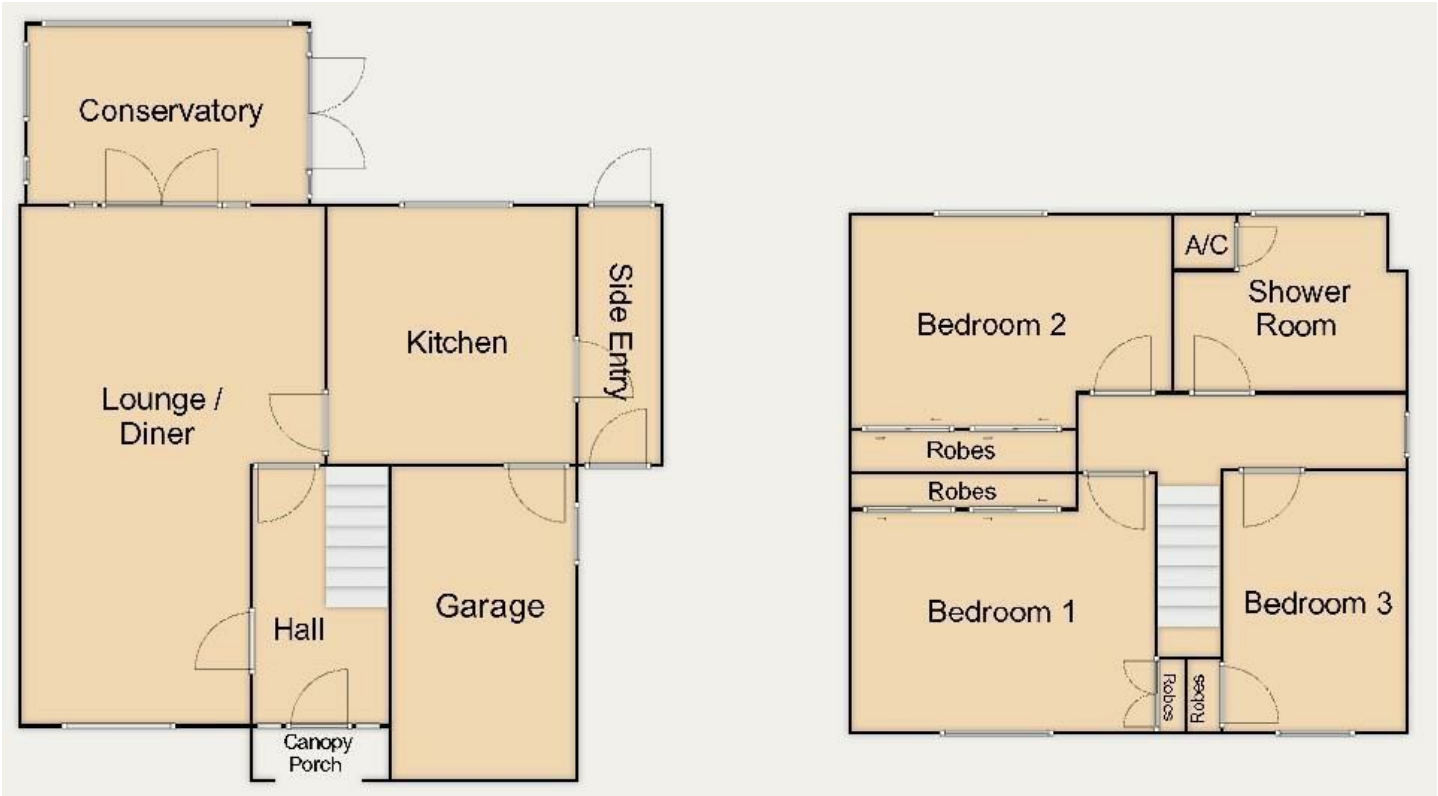
We understand the property is Freehold with vacant possession upon completion.

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 Lawnswood Drive, Walsall Wood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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 <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