

# CHRIS FOSTER & Daughter

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## 68 Holly Lane, Walsall Wood, WS9 9JQ Guide Price £209,950

A spacious three bedroomed mid town house residence conveniently situated in this popular residential location close to local amenities.

\* Reception Hall \* Lounge/Diner \* Fitted Kitchen \* Three Bedrooms \* Bathroom \* Separate WC \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain \* In Need Of General Modernisation \*

Council Tax Band A  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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Company Number: 11253248





## 68 Holly Lane, Walsall Wood



Lounge / Diner



Fitted Kitchen



Fitted Kitchen

## 68 Holly Lane, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



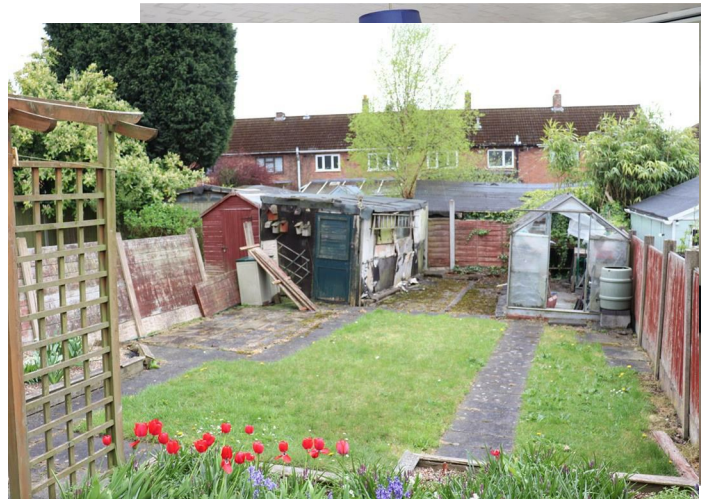
## 68 Holly Lane, Walsall Wood



Bathroom



Separate WC



Rear Garden



Rear Elevation

# 68 Holly Lane, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this spacious three bedroomed mid town house residence that is conveniently situated in this 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**

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

## **LOUNGE / DINER**

6.40m x 3.40m (21'00 x 11'02)

having PVCu double glazed bow window to front elevation and patio doors to rear elevation, ceiling light point, ceiling coving and two central heating radiators.

## **FITTED KITCHEN**

5.11m x 3.02m (max) (16'09 x 9'11 (max))

having PVCu double glazed frosted door and PVCu double glazed window to rear elevation, two ceiling light points, range of fitted wall, base units and drawers, working surfaces having inset drainer sink with chrome mixer tap over, built in electric oven, gas hob having extractor canopy over, space and plumbing for washing machine, tumble dryer and american style fridge freezer, central heating radiator and tiled flooring.

## **LOBBY**

having PVCu double glazed frosted door to front elevation, ceiling light point and tiled flooring.

## **FIRST FLOOR LANDING**

having ceiling light point, loft access, storage cupboard and airing cupboard housing the 'Baxi' central heating boiler off.

## **BEDROOM ONE**

3.43m x 3.30m (11'03 x 10'10)

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

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## **BEDROOM TWO**

3.40m x 3.05m (11'02 x 10'00)

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

## **BEDROOM THREE**

3.48m x 2.11m (11'05 x 6'11)

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

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, inset ceiling spot lights, pedestal sink, panelled bath having electric 'Triton' shower fitted over, heated towel rail and extractor fan.

## **SEPARATE WC**

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

## **OUTSIDE**

### **FORE GARDEN**

having slabbed driveway, mature shrubs and plants, with fenced borders.

### **REAR GARDEN**

having slabbed patio area, lawned area, greenhouse, fenced borders and useful 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. 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.

# 68 Holly Lane, 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 <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 