

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



42 Bluebell Road, Upper Stonnall, WS9 9EU Offers Over £525,000

A particularly spacious well presented modern detached family residence occupying an excellent and private position on this sought after development close to green belt countryside yet within easy reach of local amenities.

Recessed Porch * Reception Hall * Guest Cloakroom * Impressive Through Lounge * Separate Dining Room * Luxury Fitted Kitchen * Utility * Four Bedrooms * Master with Ensuite Shower Room * Family Bathroom * Detached Double Garage * Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



42 Bluebell Road, Upper Stonnall



Reception Hall



Guest Cloakroom



Through Lounge



Dining Room



42 Bluebell Road, Upper Stonnall



Luxury Breakfast/Kitchen



Breakfast/Kitchen



Utility



Bedroom One

42 Bluebell Road, Upper Stonnall



En Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

42 Bluebell Road, Upper Stonnall



Bedroom Four



Family Bathroom



Family Bathroom



Rear Elevation



Rear Garden



42 Bluebell Road, Upper Stonnall

An internal inspection is essential to begin to fully appreciate this particularly spacious and well presented modern detached family residence that occupies a private cul-de-sac position on this sought after development close to green belt countryside yet 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:

RECESSED PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, two ceiling light points, central heating radiator and under stairs storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, pedestal wash hand basin, central heating radiator and ceiling spotlights.

IMPRESSIVE THROUGH LOUNGE

7.54m into bay x 3.51m (24'9 into bay x 11'6)

PVCu double glazed bay window to front elevation, PVCu double glazed double opening doors leading to the rear gardens, feature fireplace with gas coal effect fire fitted, two central heating radiators and two ceiling light points.

DINING ROOM

3.51m x 2.97m (11'6 x 9'9)

PVCu double glazed window to front elevation, central heating radiator and ceiling spotlights.

LUXURY FITTED BREAKFAST/KITCHEN

3.73m x 2.57m (12'3 x 8'5)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with matching up stands and inset single drainer sink having mixer tap over, built in "Bosch" electric double oven and gas hob with extractor canopy over, integrated fridge and dishwasher, central heating radiator and ceiling spotlights.

42 Bluebell Road, Upper Stonnall

UTILITY

2.54m x 1.42m (8'4 x 4'8)

PVCu double glazed door to the side elevation, PVCu double glazed window to rear, range of fitted wall and base units, working surfaces with matching upstands and stainless steel sink with mixer tap over, space for appliances, ceiling spotlights and wall mounted "Worcester" central heating boiler housed in matching unit.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.19m x 3.58m (13'9 x 11'9)

PVCu double glazed window to front elevation, range of fitted wardrobes, central heating radiator, ceiling light point and dado rail.

LUXURY ENSUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, WC, tiled walls, chrome heated towel rail, ceiling spotlights and fitted shelving.

BEDROOM TWO

3.51m x 3.20m (11'6 x 10'6)

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

BEDROOM THREE

3.05m x 2.69m (10'0 x 8'10)

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

BEDROOM FOUR

2.69m x 2.69m (8'10 x 8'10)

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

LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with overhead and hand held shower attachments, shower screen fitted, pedestal wash hand basin, WC, tiled walls, ceiling spotlights and chrome heated towel rail.

OUTSIDE

DETACHED DOUBLE GARAGE

5.33m x 4.88m (17'6 x 16'0)

twin up and over doors, storage loft, light and power points.

FORE GARDEN

having deep tarmac driveway providing off road parking for four vehicles, gravelled border, lawn, block paved path, outside lighting and gated side access leading to:

LANDSCAPED REAR GARDEN

block paved patio, outside lighting and tap, shaped lawn, well stocked borders, trees and shrubs.

GENERAL INFORMATION

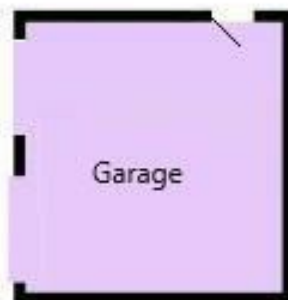
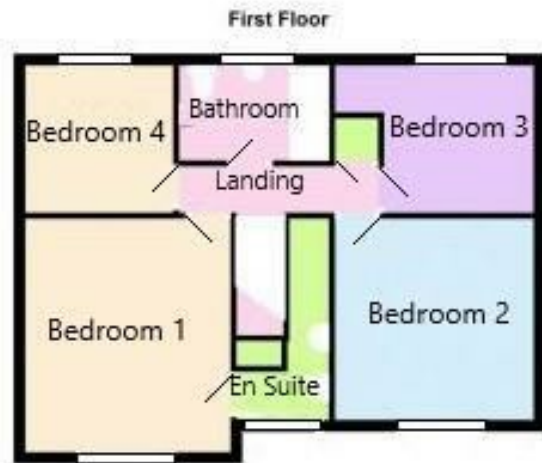
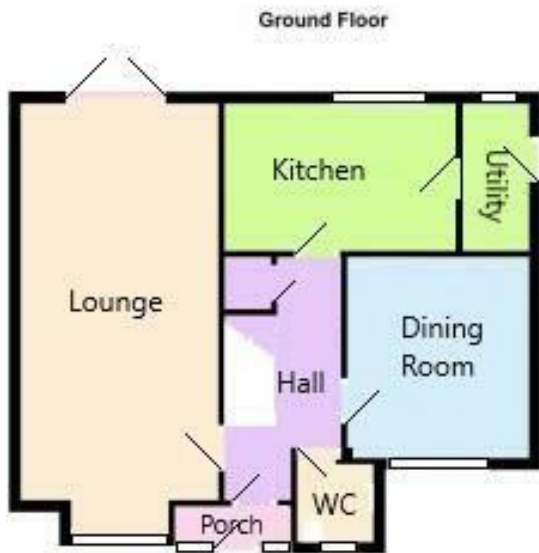
We understand the property is Freehold with vacant possession upon completion.

42 Bluebell Road, Upper Stonnall


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.

42 Bluebell Road, Upper Stonnall



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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  |