

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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40 Leasowe Road, Walsall Wood, WS9 9AW Guide Price £262,500

An extremely well presented, recently constructed mid town house residence situated on this sought after development within easy reach of local amenities.

* Canopy Porch * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Guest Cloakroom
* 3 Bedrooms - Master With En Suite Shower Room * Bathroom * Off Road Parking * Electric
Car Charging Point * Gas Central Heating

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



40 Leasowe Road, Walsall Wood



Lounge



Lounge



Luxury Dining/Kitchen



Luxury Dining/Kitchen



40 Leasowe Road, Walsall Wood



Guest Cloakroom



First Floor Landing



Bedroom One



En Suite



En Suite



Bedroom Two

40 Leasowe Road, Walsall Wood



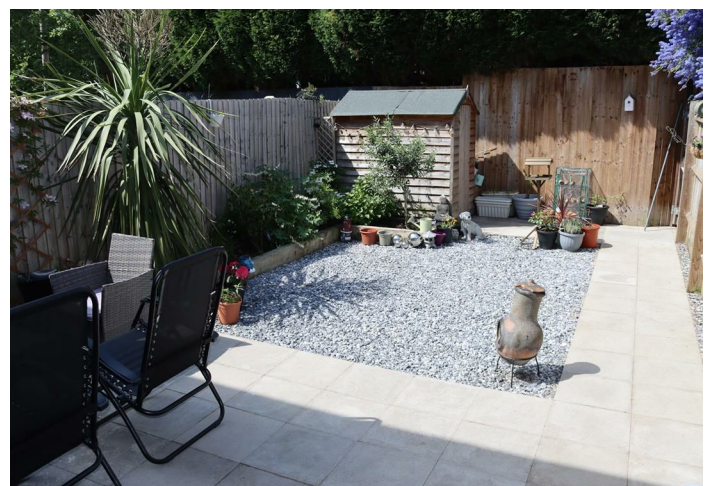
Bedroom Two



Bedroom Three



Bathroom



Rear Garden

40 Leasowe Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this extremely well presented, recently constructed mid town house residence that is situated on this sought after development 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:

CANOPY PORCH

leading to:

RECEPTION HALL

composite entrance door, central heating radiator, ceiling light point and concealed understairs storage.

LOUNGE

4.47m x 3.86m (14'8 x 12'8)

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

LUXURY FITTED DINING/KITCHEN

4.85m x 3.51m (15'11 x 11'6)

PVCu double glazed window and double opening doors lead to the rear garden, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink unit having mixer tap over, built in 'Bosch' electric oven and induction hob with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine, tiled floor, central heating radiator and ceiling spot lights.

GUEST CLOAKROOM

wc, vanity wash hand basin, central heating radiator, tiled floor, ceiling light point and extractor fan.

FIRST FLOOR LANDING

central heating radiator, ceiling light point, access to boarded loft and storage cupboard off.

BEDROOM ONE

3.10m x 2.77m (10'2 x 9'1)

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

EN SUITE SHOWER ROOM

tiled shower enclosure, vanity wash hand basin, wc, tiled floor, central heating radiator, ceiling spotlights and extractor fan.

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BEDROOM TWO

3.30m x 2.51m (10'10 x 8'3)

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

BEDROOM THREE

2.26m x 2.26m (7'5 x 7'5)

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

BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with shower over, tiled surround and shower screen fitted, vanity wash hand basin, wc, tiled floor, ceiling spotlights, central heating radiator and extractor fan.

OUTSIDE

FORE GARDEN

double width block paved driveway and path and electric car charging point.

REAR GARDEN

being mainly paved and gravelled with raised border and shrubs, security light, outside power supply and tap, useful shed, timber fencing and rear gated access.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	