

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 158 Lichfield Road, Walsall Wood, WS9 9PD Guide Price £315,000

A superbly appointed, traditional, characterful, detached residence that has been extensively improved by the present owners that demands an internal inspection to begin to be fully appreciated.

\* Conveniently Located Close to Local Amenities \* Fully Enclosed Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Luxury Fitted Kitchen \* Utility Area \* Two Double Bedrooms (Originally Three) \* Master with Dressing Room & En Suite Shower Room \* Principal Shower Room \* Outside WC \* Landscaped Gardens \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band C  
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)

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





# 158 Lichfield Road, Walsall Wood



Reception Hall



Lounge



Dining Room



# 158 Lichfield Road, Walsall Wood



Dining Room



Luxury Fitted Kitchen



Luxury Fitted Kitchen



Utility Area



First Floor Landing

# 158 Lichfield Road, Walsall Wood



First Floor Landing



Bedroom One



Bedroom One



En Suite



En Suite



En Suite WC



# 158 Lichfield Road, Walsall Wood



Dressing Room



Shower Room



Rear Garden



Rear Garden



Rear Elevation

# 158 Lichfield Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed, traditional style, character detached residence that has been extensively improved and modernised by the present owners. The property occupies a convenient position in a 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:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and window to front elevation, tiled floor and ceiling spotlight.

## **RECEPTION HALL**

PVCu double glazed entrance door, feature tiled floor, central heating radiator, ceiling light point and additional ceiling spotlights, part panelled walls, understairs storage recess and walk in storage cupboard with PVCu double glazed frosted window to front elevation.

## **LOUNGE**

4.42m x 4.09m into bay (14'6 x 13'5 into bay )

PVCu double glazed bay window to front elevation, feature period fireplace with open hearth, two central heating radiators, ceiling light point and two wall light points.

## **DINING ROOM**

4.90m x 3.45m (16'1 x 11'4)

PVCu double glazed double opening doors lead to the rear gardens, PVCu double glazed window to side elevation, feature period fireplace with gas coal effect fire fitted, central heating radiator, two ceiling light points, stripped timber floor and being open plan to:

## **LUXURY FITTED KITCHEN**

3.15m x 3.02m (10'4 x 9'11)

PVCu double glazed window to rear elevation, feature tiled floor, range of luxury fitted white high gloss, wall, base units and drawers, solid oak working surfaces with inset "Belfast Style" sink having mixer tap over, built in electric oven, separate gas hob with extractor canopy over, integrated fridge and dishwasher, ceiling spotlights, modern vertical central heating radiator and access to:

## **UTILITY AREA**

2.44m x 0.91m (8'0 x 3'0)

PVCu double glazed door and window to side elevation, tiled floor, space and plumbing for washing machine, skylight window and ceiling spotlights.

# 158 Lichfield Road, Walsall Wood

## FIRST FLOOR LANDING

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

## BEDROOM ONE

3.81m x 3.35m (12'6 x 11'0)

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

## EN SUITE SHOWER ROOM

tiled shower enclosure with overhead and hand held shower attachment, laminate floor covering, ceiling spotlights, chrome heated towel rail, extractor fan and separate WC with PVCu double glazed frosted window to rear, WC, laminate floor covering, ceiling spotlights and vanity wash hand basin with storage cupboard below.

## DRESSING ROOM

3.86m x 2.08m (12'8 x 6'10)

PVCu double glazed window to rear elevation, range of fitted hanging rails, drawers, shelving and dressing table, ceiling spotlights, central heating radiator, laminate floor covering and access to the partly boarded loft.

## BEDROOM TWO

4.37m x 3.43m (14'4 x 11'3)

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

## SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, heated towel rail, ceiling spotlights and extractor fan.

## OUTSIDE

### FORE GARDEN

having double width paved frontage providing off road parking for two vehicles and side access leading to:

### LANDSCAPED REAR GARDEN

paved patio and seating area, outside tap and lighting, lawn with side borders and shrubs, additional rear paved patio and pergola, useful shed, additional large workshop/shed with light and power.

### OUTSIDE WC

having WC, wash hand basin and ceiling light point.

## 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

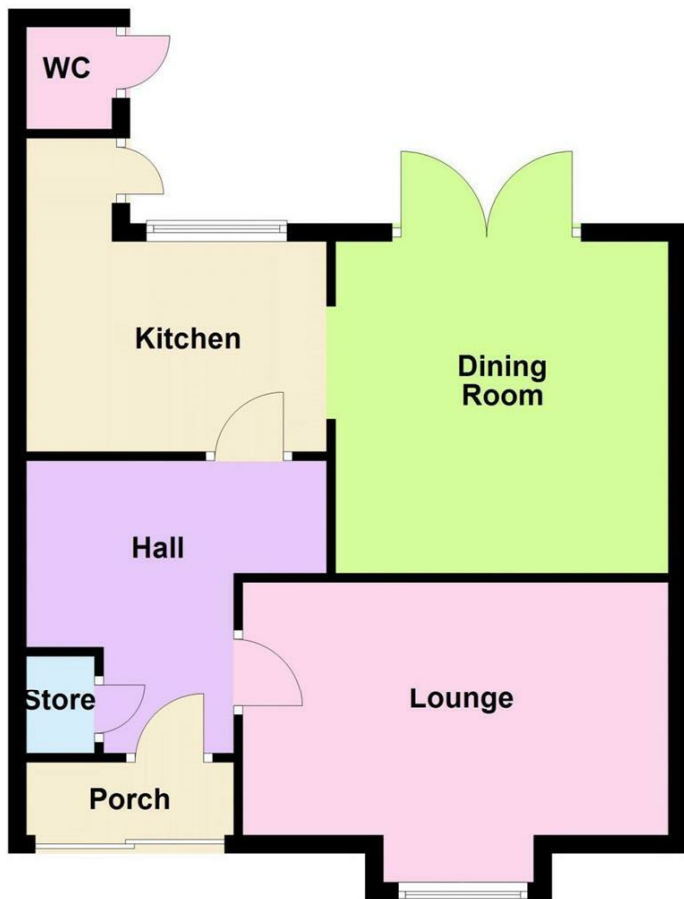
## **158 Lichfield Road, Walsall Wood**

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.



# 158 Lichfield Road, Walsall Wood

Ground Floor



First Floor

