

CHRIS FOSTER & Daughter

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17 Holmbridge Grove, Shelfield, WS4 1RA Guide Price £475,000

A particularly spacious and well presented modern detached family residence occupying a quiet cul-de-sac position on this sought after development within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room
* Study * Fitted Breakfast/Kitchen * Utility * Four Double Bedrooms * Two with En Suite *
Family Bathroom * Double Garage & Off Road Parking * Landscaped Gardens * Gas Central
Heating System * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



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Company Number: 11253248



17 Holmbridge Grove, Sheffield



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Study

17 Holmbridge Grove, Sheffield



Fitted Breakfast/Kitchen

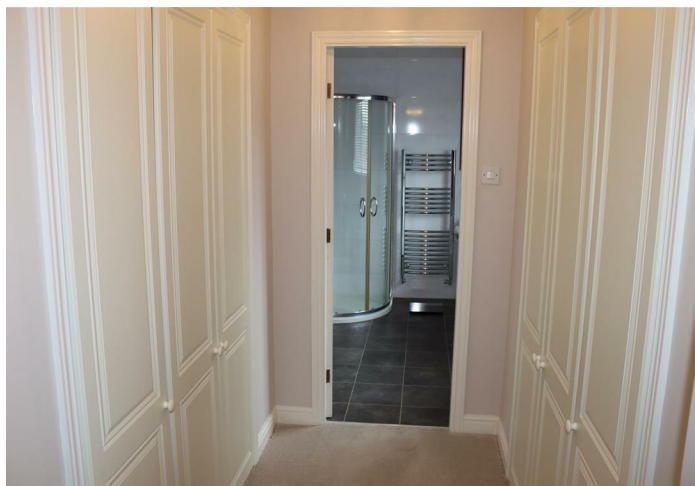


Utility



Bedroom One

17 Holmbridge Grove, Sheffield



Dressing Area



En Suite Bathroom



Bedroom Two



En Suite Shower Room



17 Holmbridge Grove, Sheffield



Bedroom Three



Bedroom Four



Bedroom Four



Family Bathroom



Landscaped Rear Garden

17 Holmbridge Grove, Shelfield

An internal inspection is essential to begin to fully appreciate this particularly spacious and extremely well presented, modern detached family residence that occupies a quiet cul-de-sac position on this sought after development within easy reach of local amenities.

Schools for children of all ages are readily available including Shelfield Sports & Community College, 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.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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 windows to front elevation, tiled floor and wall light point.

RECEPTION HALL

having entrance door, central heating radiator and ceiling light point.

GUEST CLOAKROOM

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

LOUNGE

5.66m x 3.63m (18'7 x 11'11)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, three wall light points, two central heating radiators, double opening doors leading from the hallway and additional double opening opening doors leading to:

DINING ROOM

3.56m x 3.18m (11'8 x 10'5)

PVCu double glazed, double opening doors leading to the rear gardens, central heating radiator and ceiling light point.

STUDY

2.29m x 2.13m (7'6 x 7'0)

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

FITTED BREAKFAST/KITCHEN

3.96m x 3.45m (13'0 x 11'4)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in electric "Hotpoint" double oven, separate gas hob with extractor canopy over, integrated dishwasher and wine cooler, central heating radiator and ceiling light point.

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UTILITY

2.90m x 1.60m (9'6 x 5'3)

having door leading to the rear gardens, central heating radiator, working surface with matching upstand and stainless steel single drainer sink having mixer tap over, base unit below, space and plumbing for washing machine, integrated fridge/freezer, wall mounted "Potterton" central heating boiler, ceiling light point, extractor fan and access to the garage.

FIRST FLOOR LANDING

having two ceiling light points, loft access, central heating radiator and airing cupboard off.

BEDROOM ONE

4.88m x 3.66m (16'0 x 12'0)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and archway leading to:

DRESSING AREA

having range of fitted wardrobes, two ceiling light points and access to:

LUXURY EN SUITE BATHROOM

2.62m x 2.51m (8'7 x 8'3)

PVCu double glazed frosted window to front elevation, panelled bath, separate double shower enclosure, vanity wash hand basin with storage drawer below, WC, ceiling spotlights and two chrome heated towel rails.

BEDROOM TWO

3.68m x 3.63m (12'1 x 11'11)

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

LUXURY EN SUITE SHOWER ROOM

2.59m x 1.91m (8'6 x 6'3)

PVCu double glazed frosted window to rear elevation, double shower enclosure with overhead and handheld shower attachments, vanity wash hand basin and WC unit with storage cupboard below, ceiling spotlights and chrome heated towel rail.

BEDROOM THREE

3.43m x 3.40m (11'3 x 11'2)

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

BEDROOM FOUR

3.73m x 2.44m (12'3 x 8'0)

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

FAMILY BATHROOM

2.59m x 2.06m (8'6 x 6'9)

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead and handheld shower attachments, shower screen fitted and tiled surround, vanity wash hand basin with storage drawer below, WC, ceiling spotlights and chrome heated towel rail.

OUTSIDE

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DOUBLE GARAGE

5.44m x 4.95m (17'10 x 16'3)

twin up and over doors to front and door to side, two light points and power.

FORE GARDEN

double width tarmacadam driveway, gravelled area with dwarf boxus hedge boundary and shrubs, outside lighting and gated side access leading to:

LANDSCAPED REAR GARDEN

having large timber deck, outside tap, security light, shaped lawn with dwarf boxus hedge boundary and side borders, trees and shrubs, timber fencing 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.

17 Holmbridge Grove, Sheffield

Ground Floor



First Floor



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 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	