

CHRIS FOSTER & Daughter

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2 Shire Oak Close, Walsall Wood, WS9 9PG Guide Price £345,000

A spacious, well presented modern four bedroom detached family residence occupying an excellent position on this sought after development and within easy reach of local amenities.

* Reception Hall * Guest Cloakroom * Lounge * Fitted Dining Kitchen * Utility * Four Bedrooms * Master with Ensuite Shower Room * Family Bathroom * Detached Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band
Local Authority -



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

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Company Number: 11253248



2 Shire Oak Close, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Modern Fitted Dining Kitchen

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Modern Fitted Dining Kitchen



Modern Fitted Dining Kitchen



Utility



First Floor Landing



Bedroom One

2 Shire Oak Close, Walsall Wood



Bedroom One



Ensuite Shower Room



Bedroom Two



Bedroom Two



Bedroom Three

2 Shire Oak Close, Walsall Wood



Bedroom Four



Family Bathroom



Rear Garden



Detached Garage



Fore Garden

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An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented, modern detached family residence that occupies an excellent position in 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

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

GUEST CLOAKROOM

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

LOUNGE

5.56m x 3.23m (18'3 x 10'7)

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

MODERN FITTED DINING KITCHEN

5.56m x 3.15m (18'3 x 10'4)

PVCu double glazed windows to the front and side elevations, ceiling light point and additional ceiling spotlights to the kitchen area, central heating radiator, range of modern fitted cream high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for fridge and freezer and archway leading to

UTILITY

1.83m x 1.42m (6'0 x 4'8)

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

FIRST FLOOR LANDING

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

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BEDROOM ONE

3.07m x 2.95m (10'1 x 9'8)

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

ENSUITE SHOWER ROOM

PVCu double glazed window to the side elevation, tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling spotlights and extractor fan.

BEDROOM TWO

3.28m x 3.00m (10'9 x 9'10)

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

BEDROOM THREE

3.28m x 2.46m (10'9 x 8'1)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and airing cupboard off.

BEDROOM FOUR

2.54m x 2.29m (8'4 x 7'6)

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, WC, central heating radiator, ceiling spotlights and extractor fan.

OUTSIDE

DETACHED GARAGE

5.38m x 2.77m (17'8 x 9'1)

approached via tarmac driveway providing off road parking for two/three cars, up and over door and light point.

FORE/SIDE GARDENS

being gravelled with shrubs and ornate fenced boundary.

REAR GARDEN

having gated access, paved patio, shaped lawn, side borders and shrubs, security light, outside tap and timber fencing.

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

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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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