

CHRIS FOSTER & Daughter

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25 Blackberry Lane, Walsall Wood, WS9 9RQ Guide Price £355,000

An extremely well maintained and presented, modern detached family residence occupying a quiet cul-de-sac position on this sought after residential development close to Shire Oak Park Nature Reserve.

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

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



25 Blackberry Lane, Walsall Wood



Lounge



Dining Room



Luxury Fitted Kitchen

25 Blackberry Lane, Walsall Wood



Utility



Guest Cloakroom



Bedroom One



Bedroom One



En Suite Shower Room

25 Blackberry Lane, Walsall Wood



Bedroom Two



Bedroom Three



Bedroom Four



Luxury Family Bathroom

25 Blackberry Lane, Walsall Wood



Private Landscaped Rear Garden



Private Landscaped Rear Garden



25 Blackberry Lane, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented modern detached family residence that occupies a quiet cul-de-sac position close to Shire Oak Park Nature Reserve on this sought after development and 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 double opening doors to front elevation.

RECEPTION HALL

entrance door, central heating radiator and ceiling light point.

LOUNGE

4.85m x 4.17m (15'11 x 13'8)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators and three wall light points.

DINING ROOM

3.20m x 2.82m (10'6 x 9'3)

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

LUXURY FITTED KITCHEN

3.20m x 2.77m (10'6 x 9'1)

PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surface with tiled surround and stainless steel single drainer sink having mixer tap over, built in electric double oven, gas hob with stainless steel extractor canopy over, integrated fridge, breakfast bar, tiled floor, central heating radiator, ceiling light point and useful pantry off.

UTILITY

2.29m x 1.98m (7'6 x 6'6)

PVCu double glazed window to rear elevation and door leading to the side, working surface with inset stainless steel circular sink having mixer tap over, base unit and space for appliances below, tiled floor, central heating radiator, ceiling light point and wall mounted "Baxi" central heating boiler housed in matching unit.

25 Blackberry Lane, Walsall Wood

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, wash hand basin, tiled floor and walls, ceiling light point and central heating radiator.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.96m x 3.58m (13'0 x 11'9)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point and tiled floor.

BEDROOM TWO

3.30m x 2.54m (10'10 x 8'4)

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

BEDROOM THREE

2.97m x 2.51m (9'9 x 8'3)

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

BEDROOM FOUR

2.54m x 2.51m (8'4 x 8'3)

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

LUXURY FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and handheld shower attachment fitted, vanity wash hand basin and WC unit with storage cupboard below, tiled walls and floor, chrome heated towel rail and ceiling light point.

OUTSIDE

GARAGE

4.88m x 2.51m (16'0 x 8'3)

up and over door, light and power.

FORE GARDEN

having block paved frontage providing ample off road parking, shrubs, security light and side access leading to:

PRIVATE LANDSCAPED REAR GARDEN

paved patio area, outside tap, steps lead up to artificial lawned area with well stocked borders and shrubs 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.

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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.

25 Blackberry Lane, Walsall Wood



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		