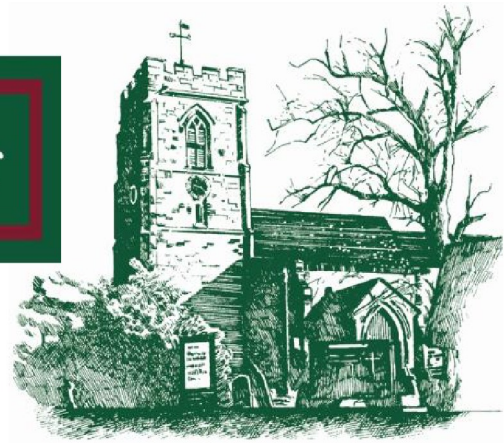


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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17 Vigo Terrace, Walsall Wood, WS9 9LF Guide Price £335,000

An individually designed and constructed detached family residence occupying a quiet cul-de-sac position in this popular residential location within easy reach of local amenities.

* Well presented * Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room * Modern Fitted Kitchen * Three Good Sized Bedrooms * Modern Shower Room * Large Garage & Car Port * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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



17 Vigo Terrace, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Dining Room

17 Vigo Terrace, Walsall Wood



Modern Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom One



17 Vigo Terrace, Walsall Wood



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

17 Vigo Terrace, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this individually designed and constructed detached family residence that is presented to a high standard throughout and occupies a quiet cul-de-sac position in this 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:

RECEPTION HALL

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

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, vanity wash hand basin and WC unit, fitted storage cupboards, space and plumbing for washing machine, tiled floor, ceiling light point, extractor fan, central heating radiator and under stairs storage cupboard off.

LOUNGE

4.88m x 4.42m (16'0 x 14'6)

PVCu double glazed double opening doors and windows to the rear elevation, feature fireplace with gas fire fitted, ceiling light point, two wall light points and central heating radiator.

DINING ROOM

3.20m x 2.84m (10'6 x 9'4)

PVCu double glazed window to front elevation, range of fitted storage units and drawers, laminate floor covering, central heating radiator and ceiling light point.

MODERN FITTED KITCHEN

4.65m x 2.82m (15'3 x 9'3)

PVCu double glazed windows to the front and side elevations, tiled floor, central heating radiator, space for table and chairs, two ceiling light points, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and microwave, gas hob with extractor canopy over, integrated dishwasher, fridge and freezer.

FIRST FLOOR LANDING

PVCu double glazed frosted windows to the rear and side elevations, ceiling light point, loft access and airing cupboard off housing the central heating boiler.

17 Vigo Terrace, Walsall Wood

BEDROOM ONE

3.96m x 3.84m (13'0 x 12'7)

PVCu double glazed window to the rear elevation, range of fitted wardrobes and matching chest of drawers, central heating radiator and ceiling light point.

BEDROOM TWO

3.96m x 2.84m (13'0 x 9'4)

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

BEDROOM THREE

3.61m x 2.84m (11'10 x 9'4)

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

MODERN SHOWER ROOM

3.51m x 1.68m (11'6 x 5'6)

PVCu double glazed frosted window to side elevation, walk in shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point, extractor fan, tiled walls and floor.

OUTSIDE

FORE GARDEN

having block paved driveway, additional gravelled area, ornamental light and double opening wrought iron gates leading to:

CAR PORT

10.06m x 2.77m (33'0 x 9'1)

with security light, outside tap, PVCu double glazed double opening doors leading to the rear gardens and access to:

LARGE RECESSED GARAGE

10.82m x 3.76m max 2.84m min (35'6 x 12'4 max 9'4 min)

with double opening doors to the front, inspection pit, window to side, door leading to the rear gardens, light and power.

REAR GARDEN

having side access, paved patio area and pathway, lawn and outside light.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

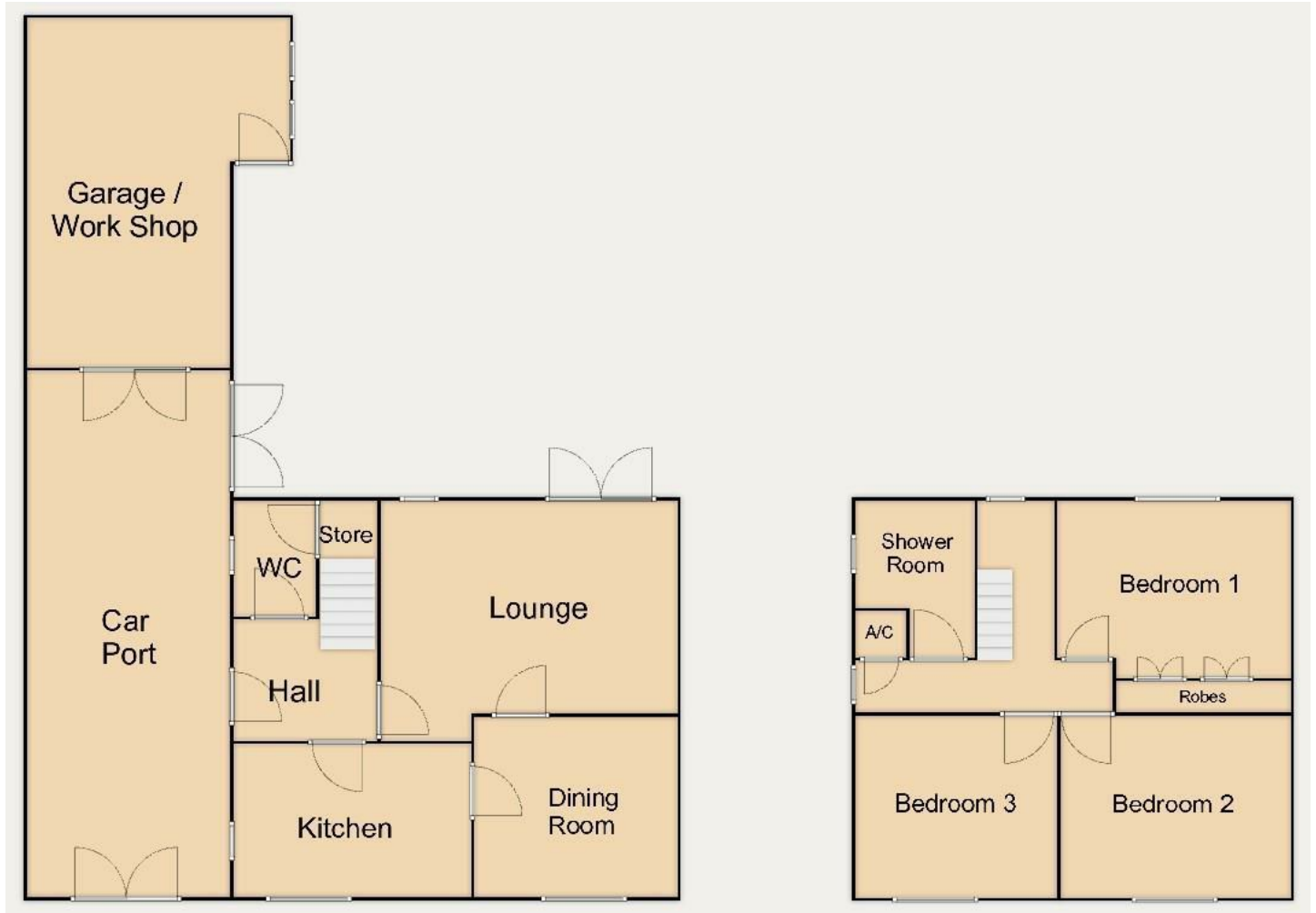
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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 Vigo Terrace, 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	