

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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51 Simmonds Way, Shire Oak, WS8 7AG Offers In The Region Of £415,000

An extremely spacious well presented detached family residence, occupying an excellent position in this quiet yet convenient location within easy reach of local amenities.

* Reception Hall * Superb Open Plan Dining/Kitchen/Family Room * Impressive Through Lounge * Guest Cloakroom * 4 Bedrooms - Master En Suite * Luxury Family Bathroom * 2 Loft Rooms * Off Road Parking * Garden Room * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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

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Company Number: 11253248



51 Simmonds Way, Shire Oak



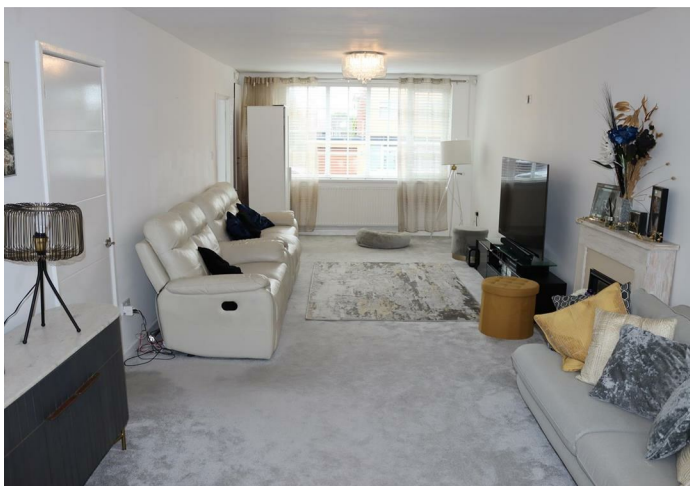
Reception Hall



Guest Cloakroom



Through Lounge



Through Lounge



Superb Open Plan
Dining/Kitchen/Conservatory

51 Simmonds Way, Shire Oak



Superb Open Plan Dining/Kitchen/Conservatory



Superb Open Plan Dining/Kitchen/Conservatory



Bedroom One

51 Simmonds Way, Shire Oak



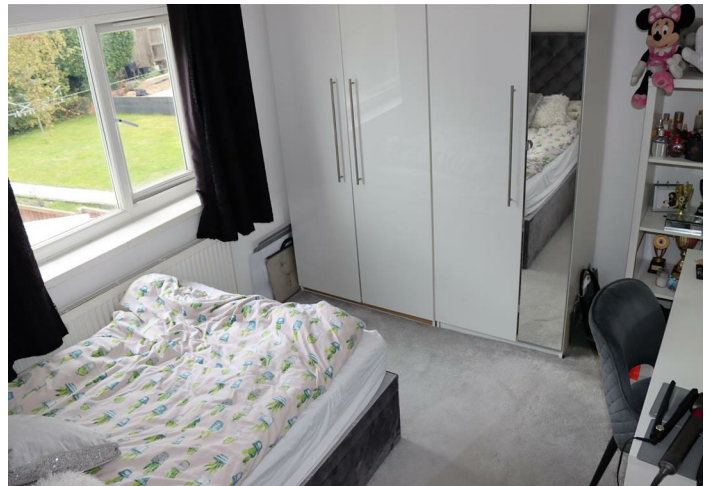
En Suite Shower Room



Bedroom Two



Bedroom Two



Bedroom Three



Potential Fourth Bedroom



Luxury Family Bathroom

51 Simmonds Way, Shire Oak



Luxury Family Bathroom



Loft Room Two/Study



Rear Garden



Garden Room



Rear Elevation

51 Simmonds Way, Shire Oak

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented detached family residence that occupies an excellent position in this quiet yet convenient residential location within easy reach of local amenities.

Brownhills High Street is easily accessible with main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A452 Chester Road, A5 trunk and M6 Toll Roads give further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Millfield Primary School, Walsall Wood School, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

composite entrance door and PVCu double glazing window, large additional PVCu double glazed bow window to front elevation, tiled floor, central heating radiator, two ceiling light points, storage cupboard/utility space off with space and plumbing for washing machine and tumble drier. Open plan to:

SUPERB OPEN PLAN DINING/KITCHEN/CONSERVATORY

10.72m x 6.32m (35'2 x 20'9)

PVCu double glazed double opening doors and windows to the rear elevation, three central heating radiators, tiled floor, three ceiling light points, wall light point, range of fitted wall, base units and drawers, granite working surfaces incorporating drainer and stainless steel sink with mixer tap over, built in electric 'Zanussi' oven and electric hob with extractor canopy over, integrated microwave and fridge/freezer.

IMPRESSIVE THROUGH LOUNGE

9.80m x 3.51m (32'2 x 11'6)

PVCu double glazed double opening doors leading to the rear garden, PVCu double glazed window to front elevation, feature fireplace with modern electric fire fitted, two ceiling light points and two central heating radiators.

GUEST CLOAKROOM

with wc, vanity wash hand basin with storage cupboard below, tiled floor and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, storage cupboard off and access to:

POTENTIAL FOURTH BEDROOM

2.67m x 2.44m (8'9 x 8')

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

BEDROOM ONE

3.91m x 3.51m (12'10 x 11'6)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and walk-in wardrobe housing the central heating boiler.

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EN SUITE SHOWER ROOM

2.26m x 1.50m (7'5 x 4'11)

PVCu double glazed frosted window to rear elevation, shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, wc, ceiling light point and chrome heated towel rail.

BEDROOM TWO

3.53m x 3.43m (11'7 x 11'3)

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

BEDROOM THREE

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

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

LUXURY FAMILY BATHROOM

2.59m x 1.45m (8'6 x 4'9)

two PVCu double glazed frosted windows to rear elevation, chrome heated towel rail, jacuzzi bath with overhead and hand held shower attachments and shower screen fitted, vanity wash hand basin with storage drawers below, wc, ceiling light point, tiled walls and floor.

SECOND FLOOR

LOFT ROOM ONE

3.66m x 2.74m (12' x 9')

central heating radiator, ceiling light point and access to storage space.

LOFT ROOM TWO/STUDY

3.51m x 2.74m (11'6 x 9')

roof window, central heating radiator and ceiling light point.

OUTSIDE

SECURED SIDE ENTRY

having doors to front and rear elevations, lighting and power supply.

FORE GARDEN

concrete driveway providing off road parking, additional pebbled area, shrubs and enclosed side entry leading to:

REAR GARDEN

paved patio area, outside power supply, lawn, shrubs, fruit trees and timber fencing.

GARDEN ROOM

4.42m x 2.13m (14'6 x 7')

Ideal for use as a home office or gym with composite door, PVCu double glazed window, light and power.

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

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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.

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TOTAL APPROX. FLOOR AREA 149.0 SQ.M. (1771 SQ.FT.)

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	