

# CHRIS FOSTER & Daughter

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## **126 Lichfield Road, Sandhills, WS9 9PF** **Guide Price £295,000**

A superbly appointed three storey semi detached cottage offering deceptively spacious, characterful yet modern accommodation throughout.

\* Semi Rural Location \* Rural Views To Front And Rear \* Close To Local Amenities \*  
Dining/Sitting Room \* Lounge \* Stunning Breakfast/Kitchen \* Utility Room \* Three Bedrooms -  
Master With Open Plan En Suite Bathroom \* Shower Room \* Good Sized Garden To Rear \*  
Gas Central Heating System \* PVCu Double Glazing

Council Tax Band A  
Local Authority - Walsall



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

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



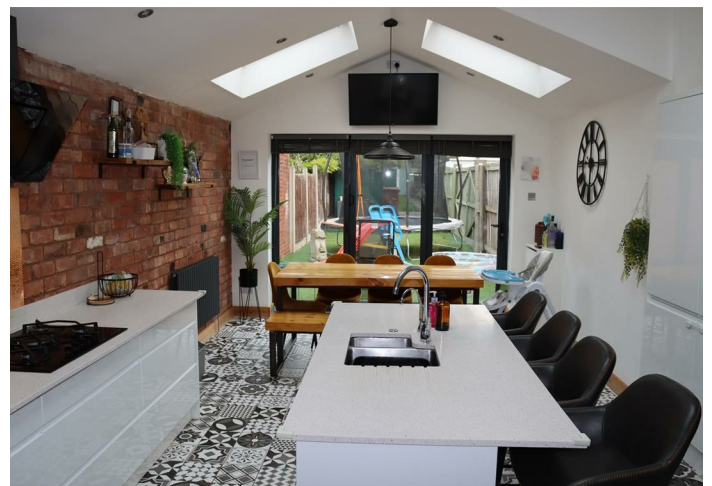
## 126 Lichfield Road, Sandhills



Sitting/Dining Room



Lounge



Superb Breakfast/Kitchen

# 126 Lichfield Road, Sandhills



Bedroom Two



Bedroom Three



Shower Room



Bedroom One



## 126 Lichfield Road, Sandhills



Open Plan En Suite Bathroom



View To Front

# 126 Lichfield Road, Sandhills

An internal inspection is essential to begin to fully appreciate this superbly appointed and deceptively spacious semi detached cottage set out over three levels and occupying a semi rural position in this sought after location within easy reach of local amenities.

The area is extremely accessible to all centres of the West Midlands Conurbation with the A5 trunk and M6 toll roads within easy reach giving further access to M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all areas have a wide range of good schools provided including Shire Oak Academy, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary Grammar Schools for boys and girls in Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood, Druids Heath Golf Club in Aldridge while the nearby Stonnall Village enjoys a range of communal activities.

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

## **SITTING/DINING ROOM**

3.63m x 3.07m (11'11 x 10'1)

PVCu double glazed door and bow window to front elevation, central heating radiator, ceiling spotlights and storage cupboard off housing the central heating boiler.

## **INNER LOBBY**

with ceiling spotlight and staircase leading to the first floor.

## **IMPRESSIVE LOUNGE**

5.49m x 3.63m (18'0 x 11'11)

having feature fireplace with wood burner, ceiling spotlights, central heating radiator and bifold doors opening to:

## **STUNNING BREAKFAST/KITCHEN**

6.63m x 4.24m (21'9 x 13'11)

having bifold doors leading to the rear gardens, three "Vellux" roof windows, tiled floor, central heating radiator, ceiling light point, additional ceiling spotlights, extensive range of luxury fitted white high gloss wall, base units and storage drawers, Quartz working surface with inset gas hob having extractor canopy over, central island with Quartz worktop/breakfast bar, having inset stainless steel sink with mixer tap over, integrated dishwasher below and further storage units, built in "Bosch" double oven, space for American style fridge/freezer and access to:

## **UTILITY ROOM**

space and plumbing for washing machine, heated towel rail, extractor fan and ceiling spotlights.

## **FIRST FLOOR LANDING**

having ceiling spotlights and modern vertical central heating radiator.

## **BEDROOM TWO**

3.63m x 3.12m (11'11 x 10'3)

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

# 126 Lichfield Road, Sandhills

## BEDROOM THREE

2.69m x 1.75m (8'10 x 5'9)

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

## MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage drawer below, WC, tiled floor, ceiling spotlights, extractor fan and a chrome heated towel rail.

## SECOND FLOOR

### BEDROOM ONE

3.96m x 3.56m (13'0 x 11'8)

PVCu double glazed double opening doors and windows to the rear elevation, two ceiling light points, additional inset ceiling spotlights, modern vertical central heating radiator and

### OPEN PLAN EN SUITE BATHROOM

3.56m x 1.45m (11'8 x 4'9)

"Velux" roof window, panelled bath with side tap and handheld shower attachment, vanity wash hand basin with storage drawer below, WC, tiled floor, chrome heated towel rail and extractor fan.

## OUTSIDE

### FORE GARDEN

### GOOD SIZED REAR GARDEN

having artificial lawn, double opening gates to side providing potential off road parking space, paved patio, useful shed, additional lawned area, summer house and outside power supply.

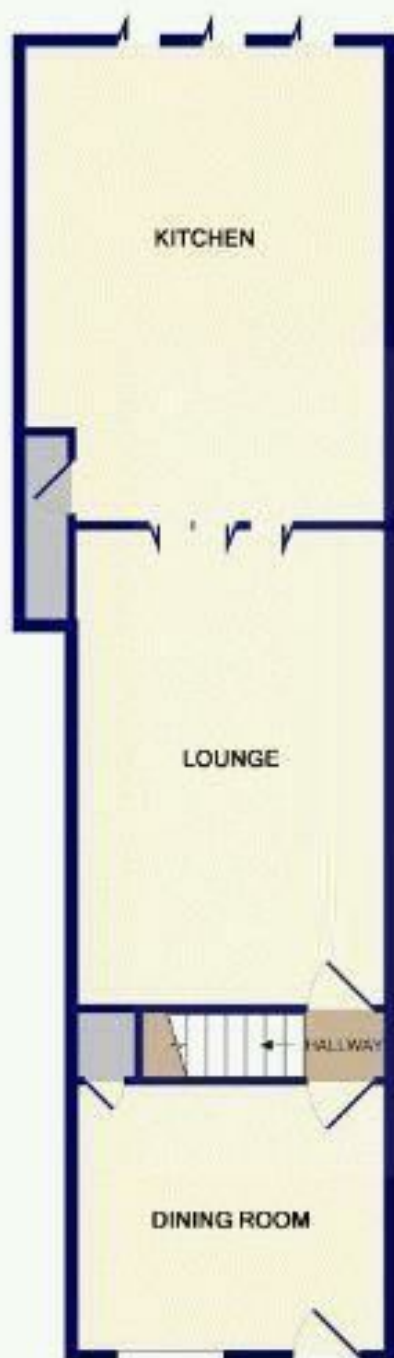
## GENERAL INFORMATION

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

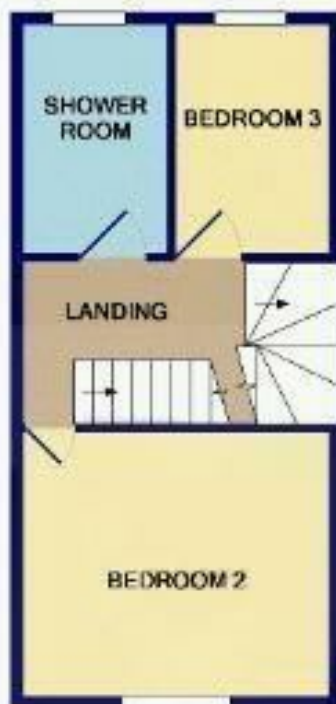
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

# 126 Lichfield Road, Sandhills



GROUND FLOOR



1ST FLOOR



2ND FLOOR

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales EU Directive 2002/91/EC     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |