

CHRIS FOSTER & Daughter

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41 Sunningdale Way, Bloxwich, WS3 3TX Guide Price £420,000

An extremely well presented and particularly spacious modern detached family residence occupying an excellent corner position on this sought after development and within easy reach of local amenities.

- * Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Separate Dining Room
- * Conservatory * Modern Fitted Breakfast/Kitchen * Four Bedrooms * Master with En Suite Shower Room * Family Bathroom * Garage and Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



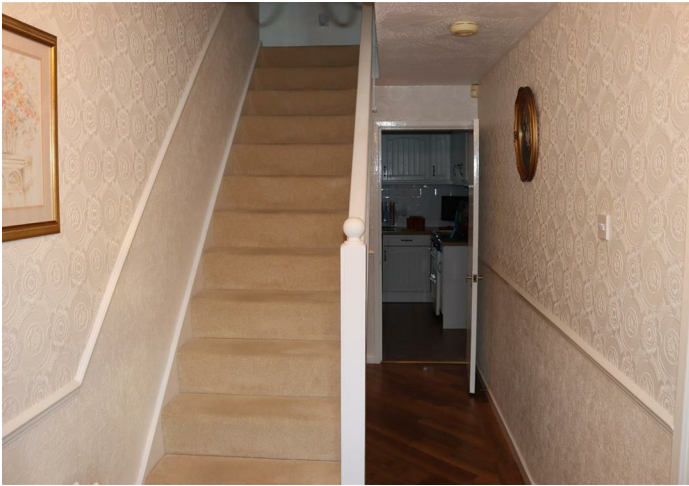
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Company Number: 11253248



41 Sunningdale Way, Bloxwich



Reception Hall



Lounge



Lounge



Dining Room



Conservatory



41 Sunningdale Way, Bloxwich



Fitted Breakfast/Kitchen



Guest Cloakroom



Bedroom One



Bedroom One



En Suite Shower Room

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Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom

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Rear Garden



Rear Garden



Rear Elevation

41 Sunningdale Way, Bloxwich

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented, modern detached family residence that occupies an excellent corner position on this sought after development and within easy reach of local amenities.

Bloxwich High Street enjoys all main shopping facilities together with regular and frequent public transport services to Walsall, Cannock and Wolverhampton including the Metro rail link to Birmingham. Junction 10 of the M6 motorway is within 3 miles which gives further links to the M6 Toll Road, M5, M42, M40 and M54.

A selection of schools for children of all ages are available close at hand whilst sports and leisure facilities are in the area including the excellent Bloxwich Golf Club.

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, tiled floor and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and additional inset ceiling spotlight.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, vanity wash hand basin with storage cupboard below, central heating radiator and ceiling light point.

LOUNGE

5.49m x 3.51m (18' x 11'6)

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

DINING ROOM

3.12m x 2.84m (10'3 x 9'4)

central heating radiator, ceiling light point and double glazed patio door leads to:

CONSERVATORY

3.94m x 3.12m (12'11 x 10'3)

PVCu double glazed double opening doors and windows to rear elevation and ceiling light/fan.

FITTED BREAKFAST/KITCHEN

4.83m x 2.82m (15'10 x 9'3)

PVCu double glazed window to rear elevation and door to side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for dishwasher, washing machine and fridge/freezer, central heating radiator, two ceiling light points and extractor fan.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off housing the 'Worcester' central heating boiler.

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BEDROOM ONE

3.78m x 3.73m (12'5 x 12'3)

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 front elevation, tiled shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling light point and extractor fan.

BEDROOM TWO

3.43m x 2.82m (11'3 x 9'3)

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

BEDROOM THREE

3.96m x 2.62m (13' x 8'7)

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

BEDROOM FOUR

2.59m x 2.51m (8'6 x 8'3)

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and additional inset ceiling spotlight and extractor fan.

INTEGRAL GARAGE

5.79m x 2.54m (19' x 8'4)

electric roller door, light and power.

FORE/SIDE GARDEN

double width tarmac driveway, lawns and gated side access leading to:

REAR GARDEN

paved patio, shaped lawn, side borders, fencing and additional rear sun patio.

GENERAL INFORMATION

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

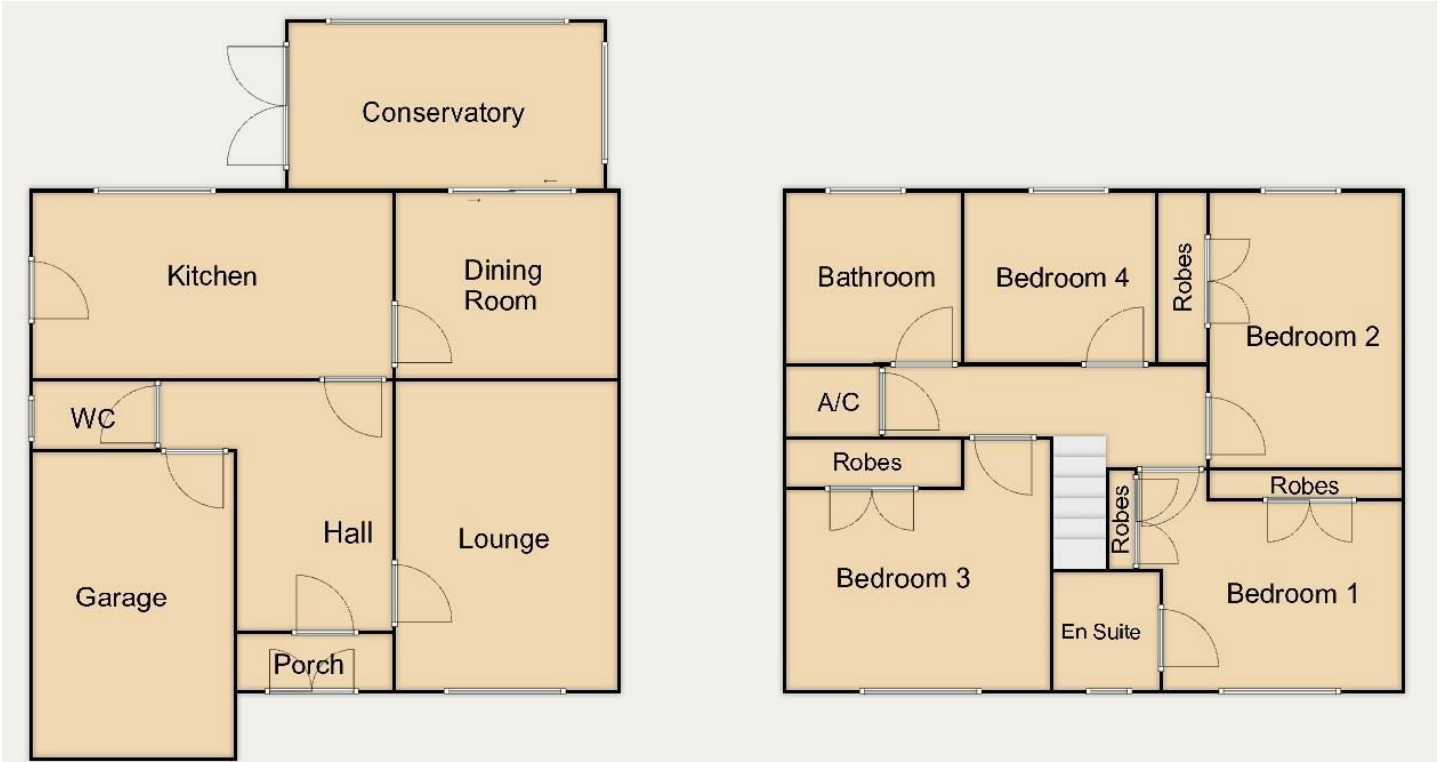
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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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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