

# CHRIS FOSTER & Daughter

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## 4 Leacliffe Way, Streetly, WS9 0PW Guide Price £325,000

A detached bungalow residence in need of general modernisation that occupies a quiet cul-de-sac position in this sought after location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Kitchen \* 2 Bedrooms \* Shower Room \* Side Garage \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





## 4 Leacliffe Way, Streetly



Lounge



Lounge



Kitchen



Kitchen



Bedroom One



## 4 Leacliffe Way, Streetly



Bedroom Two



Shower Room



Shower Room



Rear Garden



Rear Garden



Front Elevation

## 4 Leacliffe Way, Streetly

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this detached bungalow residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position in this sought after residential location close to local amenities.

Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall and Bishop Vesey grammar school in Sutton Coldfield.

Splendid sports and leisure facilities are available at Streetly Sports Centre, Cricket Club and Golf Club together with the extensive Sutton parkland.

The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

The accommodation that benefits from 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, quarry tiled floor and ceiling light point.

### **RECEPTION HALL**

frosted glass panelled entrance door, central heating radiator and two ceiling light points.

### **LOUNGE**

4.88m x 3.35m (16' x 11')

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

### **KITCHEN**

3.96m x 2.72m (13' x 8'11")

PVCu double glazed window to rear elevation, range of fitted wall and base units, working surfaces with inset single drainer sink having mixer tap over, space for cooker and washing machine, central heating radiator and two ceiling light points.

### **REAR LOBBY**

quarry tiled floor, access to garage, ceiling light point and storage cupboard off.

### **LEAN TO**

with access to the rear garden.

### **BEDROOM ONE**

3.86m x 3.05m (12'8" x 10')

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

### **BEDROOM TWO**

3.86m x 3.05m (12'8" x 10')

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

# 4 Leacliffe Way, Streetly

## **SHOWER ROOM**

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric shower fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and airing cupboard off.

## **GARAGE**

5.64m x 2.59m (18'6 x 8'6)

double opening doors to front elevation, frosted window to side, light point, loft access and wall mounted central heating boiler.

## **FORE GARDEN**

block paved driveway, lawn, mature shrubs and gated side access leading to:

## **REAR GARDEN**

paved patio, lawn, mature borders, trees and shrubs.

## **GENERAL INFORMATION**

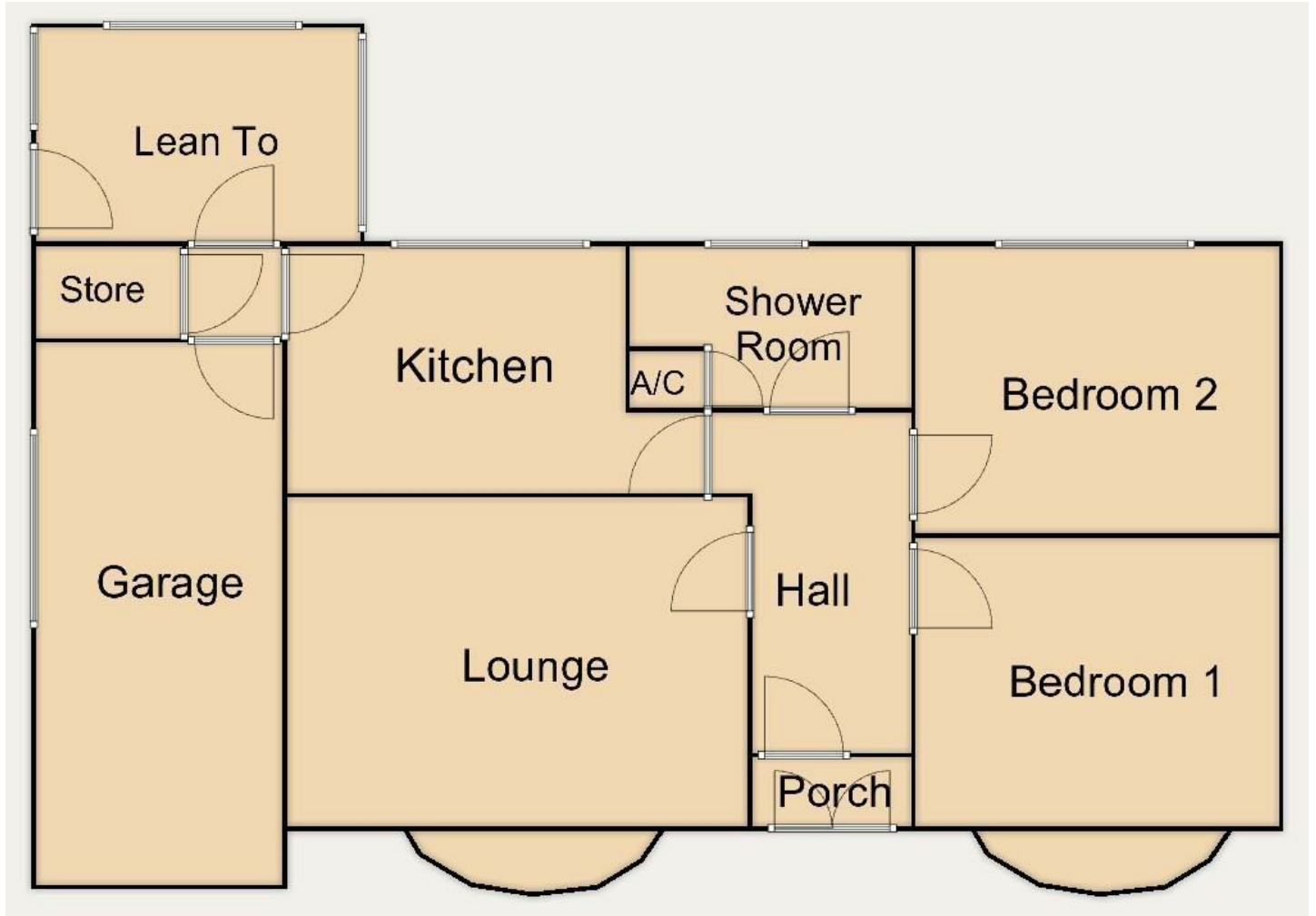
We understand the property is Freehold with vacant possession upon completion.

**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.



# 4 Leacliffe Way, Streetly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	