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37 Wallheath Crescent, Stonnall, WS9 9HS **Guide Price £359,950**

A particularly spacious, extended and well presented three bedroom semi detached family residence occupying a quiet position in this sought after semi rural village location close to local amenities.

* Extended Reception Hall/Dining Area * Large 'L' Shaped Extended Lounge/Dining Room * Modern Fitted Kitchen * Three Bedrooms * Modern Shower Room * Garage & Off Road Parking * Good Sized Rear Garden * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Lichfield



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Company Number: 11253248



37 Wallheath Crescent, Stonnall



Extended Reception Hall/Dining Area



Extended Reception Hall/Dining Area



Extended Lounge/Dining Room



Extended Lounge/Dining Room

37 Wallheath Crescent, Stonnall



Extended Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



First Floor Landing



Bedroom One



37 Wallheath Crescent, Stonnall



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Modern Shower Room



37 Wallheath Crescent, Stonnall



Rear Garden



Rear Elevation



37 Wallheath Crescent, Stonnall

An internal inspection is essential to begin to fully appreciate this particularly spacious, extended and well presented semi detached family residence that occupies a quiet position in this highly sought after semi rural village location close to local amenities whilst remaining within easy reach of more comprehensive facilities offered by Aldridge, Lichfield and Sutton Coldfield.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, two traditional village pubs, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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

EXTENDED RECEPTION HALL/DINING AREA

3.96m x 3.35m (13'0 x 11'0)

PVCu double glazed bow window to front elevation, entrance door to side, two central heating radiators, ceiling light point, wall light point and storage cupboard off.

EXTENDED OPEN PLAN 'L' SHAPED LOUNGE/DINING ROOM

8.10m x 5.87m max dims (26'6" x 19'3" max dims)

PVCu double glazed double opening doors and window to rear elevation, feature fireplace with gas coal effect fire fitted, two ceiling light points, three wall light points, two central heating radiators and serving hatch from the kitchen.

MODERN FITTED KITCHEN

4.83m x 2.13m (15'10 x 7'0)

PVCu double glazed door and two windows to side elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker, space and plumbing for washing machine, integrated fridge, fluorescent strip light and central heating radiator.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

3.73m x 3.35m (12'3 x 11'0)

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

BEDROOM TWO

3.68m x 3.05m (12'1 x 10'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator, ceiling light point and two wall light points.

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BEDROOM THREE

3.05m x 2.18m (10'0 x 7'2)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to front elevation, double shower enclosure, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and aqua panelled walls.

OUTSIDE

GARAGE

4.52m x 2.36m (14'10 x 7'9)

double opening doors to front, range of fitted units and working surface, light, power and cold water tap.

FORE GARDEN

having artificial lawn, block paved driveway providing off road parking, outside lighting and gated side access with storage cupboard off leading to:

GOOD SIZED REAR GARDEN

having outside lighting, tap and power supply, paved patio area and pathway, lawn, well stocked borders, trees and shrubs, useful shed, greenhouse and workshop.

GENERAL INFORMATION

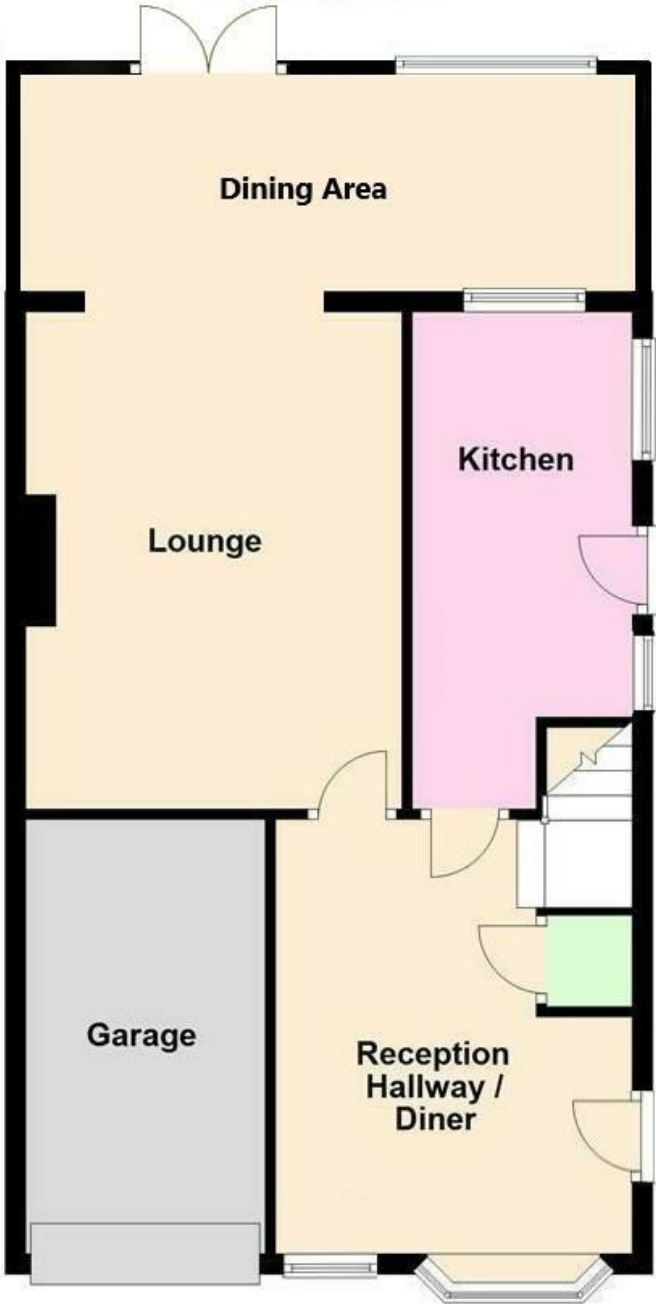
We understand the property is Freehold with vacant possession upon completion.

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.

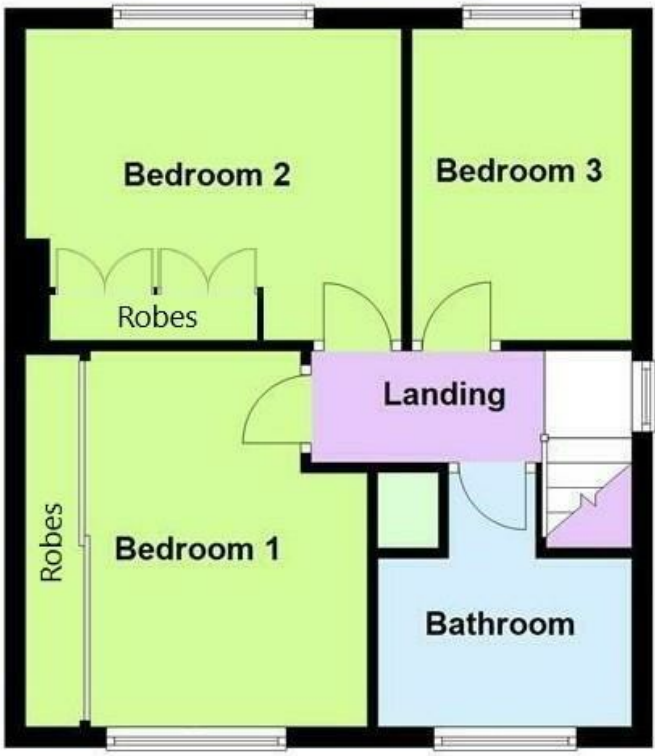
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

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Ground Floor



First Floor



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		70
(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