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240 Lichfield Road, Walsall Wood, WS9 9PD
Guide Price £390,000

A particularly spacious and immaculately presented modern detached family residence conveniently situated in this sought after location within easy reach of local amenities.

* Recessed Porch Entrance * Reception Hall * Guest Cloakroom * Lounge * Dining Room * Luxury Fitted Breakfast/Kitchen * Utility * 4 Bedrooms - Master En Suite * Family Bathroom * Garage And Off Road Parking To Rear * Gas Central Heating * PVCu Double Glazing

Council Tax Band
Local Authority -

The Property Ombudsman

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240 Lichfield Road, Walsall Wood



Reception Hall



Guest Cloakroom





Lounge



Dining Room



Luxury Breakfast/Kitchen

240 Lichfield Road, Walsall Wood





Luxury Breakfast/Kitchen



Utility



Bedroom One





Bedroom One

240 Lichfield Road, Walsall Wood



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

Bedroom Three

Bedroom Four

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Bedroom Four

Family Bathroom

Landscaped Rear Garden

Rear Elevation

Garage And Driveway To Rear

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An internal inspection is highly recommended to begin to fully appreciate this particularly spacious and immaculately presented modern detached family residence that is conveniently situated in this sought after location within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

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

RECESSED PORCH ENTRANCE
wall light point and composite entrance door opens to:

RECEPTION HALL
stairs to first floor, tiled floor, ceiling light point, smoke detector and radiator.

GUEST CLOAKROOM
PVCu double glazed window to front, tiled floor, white suite comprising low level W.C. and pedestal wash hand basin with tiled splashback, radiator and ceiling light point.

LOUNGE
4.83m x 3.43m (15'10 x 11'3)
PVCu double glazed windows to front and side, feature fireplace with marble mantel and granite hearth housing a modern gas real flame fire, ceiling light point, two radiators and being open plan to:

DINING ROOM
2.79m x 2.79m (9'2 x 9'2)
PVCu double glazed window to rear, radiator and ceiling light point.

LUXURY FITTED BREAKFAST/KITCHEN
4.50m x 3.28m (14'9 x 10'9)
PVCu double glazed window to rear, PVCu double glazed double doors leading out to the garden, tiled floor, modern high gloss wall, base units and drawers, working surfaces incorporating breakfast bar with inset one and a half bowl sink and drainer with mixer tap over and tiled splashbacks, integrated dishwasher, fridge and eye-level double oven and grill, five burner gas hob with overhead extractor, recessed downlights and decorative hanging lights over the breakfast bar, radiator, facilities for a wall mounted T.V. and under stairs storage cupboard.

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UTILITY
1.73m x 1.73m (5'8 x 5'8)
tiled floor, high gloss base and wall mounted units, wood effect working surface, tiled splashback, inset stainless steel sink and drainer, space and plumbing for washer/dryer, integrated freezer, wall mounted cupboard housing the central heating boiler, composite door to side access, ceiling light point and radiator.

FIRST FLOOR LANDING
ceiling light point, smoke detector and loft access hatch with pulldown ladder leading to a part boarded loft with light.

BEDROOM ONE
4.88m x 3.51m (16' x 11'6)
PVCu double glazed window to front, central ceiling fan/light unit, radiator, built-in storage cupboard and access to:

EN SUITE SHOWER ROOM
PVCu double glazed window to side, tiled flooring, white suite comprising low level W.C., pedestal wash hand basin and fully tiled shower enclosure with bi-fold glass door and mains plumbed shower fitment, chrome heated towel rail and recessed downlights.

BEDROOM TWO
3.86m x 2.90m (12'8 x 9'6)
PVCu double glazed window to front, ceiling light point, radiator airing cupboard off and built in wardrobe.

BEDROOM THREE
2.84m x 2.44m (9'4 x 8')
PVCu double glazed window to rear, ceiling light point and radiator.

BEDROOM FOUR
2.79m x 2.59m max dims (9'2 x 8'6 max dims)
PVCu double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM
2.21m x 1.83m (7'3 x 6')
PVCu double glazed window to rear, tiled floor, white suite comprising panelled bath with mains plumbed shower fitment and glazed splash shower screen, pedestal wash hand basin and low level W.C., recessed downlights, chrome heated towel rail and wall mounted shaver socket.

OUTSIDE

DETACHED GARAGE TO REAR
5.31m x 2.79m (17'5 x 9'2)
up and over door, power, light, shelving and pitched roof providing space for storage.

FORE GARDEN
The property is set back from the road behind a hard landscaped low maintenance front garden having iron railing and hedged boundary, block paved path leading to the front door, pebbled areas, bedding plant border with mature bushes and shrubs and side gate leading to:

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REAR GARDEN
being hard landscaped for low maintenance having block paved patio seating area, block paved path leading to the rear giving access to the driveway for two cars and garage, pebbled area, hedged and fenced boundaries and side bedding plant borders with mature bushes 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.

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