CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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34 Wood End Farm, 333 Sutton Road, Walsall, WS5 3AR
Guide Price £190,000

A spacious first floor two bedroom Retirement Apartment forming part of the highly sought after Wood End Farm Development constructed by Friel Homes Ltd.

* Stair Access (No Lift) * Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Bedrooms * Shower Room * Allocated Car Parking Space * Gas Fired Underfloor Heating * Double Glazed Windows * "Tunstall" Alarm System * Over 55's Development * Communal Facilities including Residents Lounge and Guest Suite * House Manager *

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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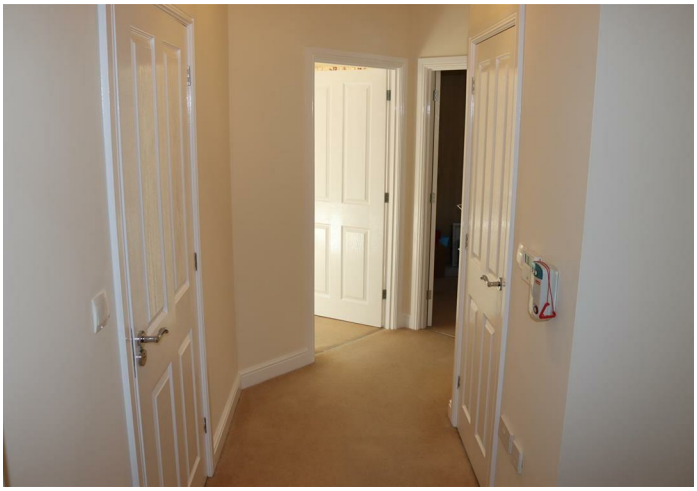
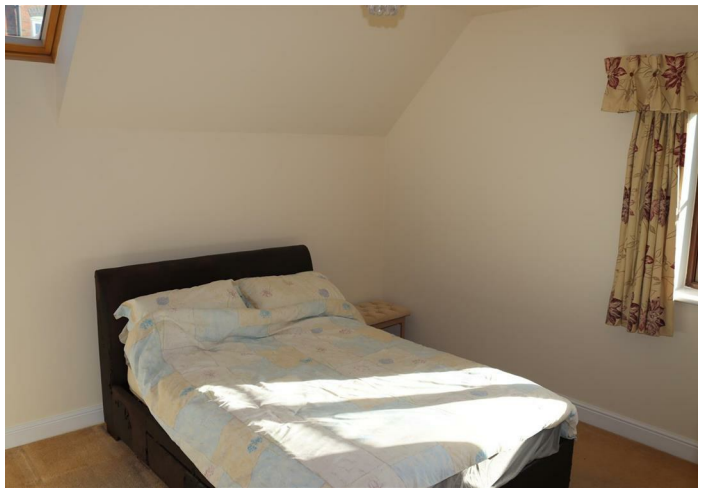
34 Wood End Farm, Walsall



Reception Hall

Lounge/Dining Room

Fitted Kitchen



Bedroom One

34 Wood End Farm, Walsall

Bedroom One

Bedroom Two

Shower Room

Shower Room

View From Lounge

34 Wood End Farm, Walsall

Communal Grounds

Residents Lounge

Residents Kitchen

Guest Suite

34 Wood End Farm, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this spacious first floor Retirement Apartment forming part of this sought after development by Friel Homes specifically for the over 55's being conveniently located just off Sutton Road and within easy reach of local amenities provided by the nearby areas of Walsall, Aldridge, Streetly and Sutton Coldfield.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas fired underfloor heating system and double glazed windows briefly comprises of the following:

COMMUNAL ENTRANCE
with secure access and staircase leading to the first floor landing.

RECEPTION HALL
entrance door, two ceiling light points, two light funnels, loft access and storage cupboard off.

LOUNGE/DINING ROOM
4.95m x 3.81m (16'3 x 12'6)
double glazed picture window overlooking the communal gardens, three additional 'Velux' roof windows and ceiling light point.

FITTED KITCHEN
2.36m x 1.83m (7'9 x 6')
double glazed window, range of fitted wall, base units and drawers, working surface with inset stainless steel sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, integrated washer/drier and fridge/freezer, wall mounted 'Baxi' central heating boiler, tiled floor and ceiling light point.

BEDROOM ONE
3.78m x 3.51m (12'5 x 11'6)
double glazed window, additional 'Velux' roof window, built in wardrobes and ceiling light point.

BEDROOM TWO
3.35m x 2.18m (11' x 7'2)
double glazed window, fitted wardrobe and ceiling light point.

SHOWER ROOM
double glazed frosted window, tiled shower enclosure, vanity wash hand basin and wc unit with storage cupboard below, additional wall mounted units, tiled floor, heated towel rail, ceiling light point and extractor fan.

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS AND VISITOR PARKING

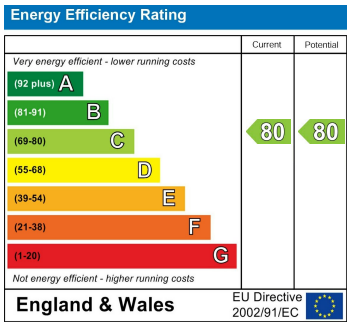
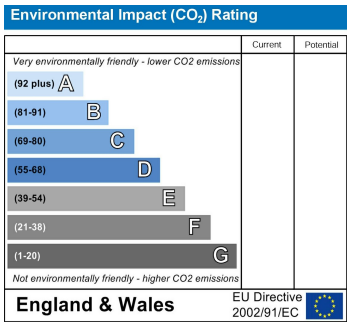
34 Wood End Farm, Walsall

RESIDENTS LOUNGE AND KITCHEN FACILITIES

GUEST SUITE
available to book for friends and family to stay over.

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2006. Current Ground Rent £250pa and Service Charge £2335.74pa.

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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