

CHRIS FOSTER & Daughter

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14 Cartersfield Lane, Stonnall, WS9 9EF Guide Price £335,000

A well presented traditional style semi detached residence occupying an excellent position in this sought after semi rural village location close to local amenities.

* Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Utility * Guest Cloakroom * 3 Bedrooms * Bathroom * Off Road Parking * Good Size Rear Garden * Gas Central Heating * No Upward Chain

Council Tax Band C
Local Authority - Lichfield



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



14 Cartersfield Lane, Stonnall



Lounge



Lounge



Fitted Dining/Kitchen

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Fitted Dining/Kitchen



Utility



Guest Cloakroom



Bedroom One



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Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this well presented, three bedroom semi detached residence that occupies an excellent position in this highly sought after semi rural village location within easy reach of the local village facilities whilst more comprehensive amenities offered by Aldridge, Lichfield, Sutton Coldfield and Walsall are within easy reach.

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, 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 single glazed windows briefly comprises the following:

RECEPTION HALL

PVCu double glazed entrance door to front, radiator and ceiling light point.

LOUNGE

4.34m x 3.81m (14'3 x 12'6)

PVCu window to front elevation, laminate floor covering, feature gas coal effect fire fitted, radiator and ceiling light point.

MODERN FITTED DINING/KITCHEN

4.34m x 2.44m (14'3 x 8')

PVCu window to rear, tiled floor, radiator, ceiling light point, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel canopy over, integrated dishwasher and fridge.

UTILITY

3.66m max x 2.26m (12' max x 7'5)

PVCu double glazed sliding patio door to rear and PVCu double glazed door to front, tiled floor, ceiling light point, working surface with space below for washing machine and tumble drier and understair store cupboard off.

GUEST CLOAKROOM

PVCu window to side, wc, tiled floor and ceiling light point.

FIRST FLOOR LANDING

PVCu window to side, loft access and ceiling light point.

BEDROOM ONE

3.43m x 2.95m (11'3 x 9'8)

PVCu window to front, range of fitted wardrobes, radiator and ceiling light point.

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BEDROOM TWO

3.43m x 2.51m (11'3 x 8'3)

PVCu window to rear, radiator, ceiling light point and airing cupboard off.

BEDROOM THREE

2.72m x 2.46m (8'11 x 8'1)

PVCu window to rear, laminate floor covering, radiator and ceiling light point.

BATHROOM

PVCu window to side, corner bath with electric shower over, pedestal wash hand basin, wc, tiled walls, radiator and ceiling light point.

OUTSIDE

FORE GARDEN

lawn with side border, tarmac driveway providing off road parking and covered area with outside light.

GOOD SIZE REAR GARDEN

paved patio area, security light, lawn, hedged boundaries, gravelled area to rear with useful shed.

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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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	