

# CHRIS FOSTER & Daughter

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## **7 Cartersfield Lane, Stonnall, WS9 9EF** **Asking Price £325,000**

Chris Foster & Daughter are pleased to offer for sale this three bedroom end-of-terrace property, which is located within the much sought after village of Stonnall. The bright and airy accommodation comprises in brief: entrance hall, lounge, dining room, breakfast kitchen, utility room, ground floor w.c, three bedrooms, family bathroom and a separate w.c. Further benefits include double glazing and central heating (both where specified), front & rear gardens and a multi-vehicle driveway. The property is available with no upward chain, so immediate viewing of this fantastic property is highly recommended in order to avoid potential disappointment.

Council Tax Band - C  
Local Authority - Lichfield  
EPC Rating - C



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

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**Chris Foster & Daughter Limited – Registered in England and Wales**  
**Company Number: 11253248**



# 7 Cartersfield Lane, Stonnall



Lounge



Dining Room



Breakfast Kitchen



Hall



W.C



Bedroom One

## 7 Cartersfield Lane, Stonnall



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Separate W.C**



**Rear Garden**



**Patio**

# 7 Cartersfield Lane, Stonnall

## **Stonnall**

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.

## **Frontage**

Having a lawned garden with shrub borders flanked by multi-vehicle driveway leading to door to:-

## **Hallway**

With stairs rising to the first floor, under-stairs cupboard, central heating radiator and door to:-

## **Lounge**

5.87m x 2.95m max (19'3" x 9'8" max)

With two central heating radiators, uPVC double glazed windows to the front and rear, door to utility room and arch to:-

## **Dining Room**

3.30m x 3.02m (10'10" x 9'11")

With central heating radiator and uPVC double glazed french doors to the rear.

## **Utility Room**

3.73m max 1.68m min x 2.49m max (12'3" max 5'6" min x 8'2" max)

Having a range of units with work surface over, tiled floor, uPVC double glazed window to the rear, part frosted uPVC double glazed door to the side, door to kitchen and door to:-

## **W.C**

With low flush w.c, wash hand basin, tiled floor, part tiled walls, heated towel rail and frosted uPVC double glazed window to the rear.

## **Breakfast Kitchen**

4.01m x 2.49m (13'2" x 8'2")

Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, tiled floor and uPVC double glazed window to the front.

## **First Floor Landing**

With frosted uPVC double glazed window to the front, loft access and doors off to:-

## **Bedroom One**

3.66m max 3.33m min x 3.10m max (12'0" max 10'11" min x 10'2" max)

With built-in wardrobe, central heating radiator and uPVC double glazed window to the rear.

## **Bedroom Two**

3.30m x 3.05m (10'10" x 10'0")

With central heating radiator and uPVC double glazed window to the rear.

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## Bedroom Three

2.72m x 2.44m (8'11" x 8'0")

With central heating radiator and uPVC double glazed windows to the front and side.

## Bathroom

With bath, pedestal wash hand basin, tiled walls, tiled floor and frosted uPVC double glazed window to the front.

## W.C

With low flush w.c, tiled floor and frosted uPVC double glazed window to the front.

## Rear Garden

Having paved patio with lawned garden beyond with flower and shrub borders.

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.

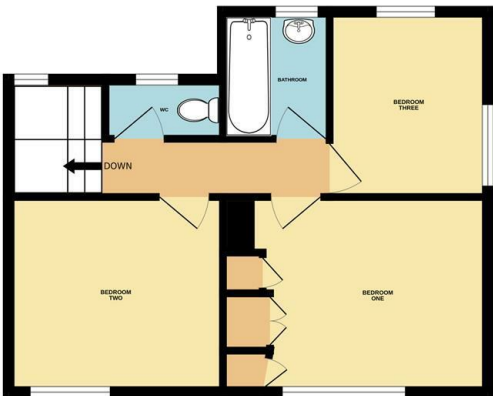
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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