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11 The Drive, Shelfield, WS4 1PT
Offers Over £550,000

A superbly appointed and particularly spacious, traditional style, detached family residence that has been considerably improved and extended occupying an excellent corner position in this quiet cul-de-sac location close to local amenities.

* Recessed Porch * Reception Hall * Impressive Lounge/Dining Room * Superb Open Plan Dining/Family Room/Luxury Kitchen * Utility * Guest Cloakroom * Study * Four Double Bedrooms * Three En Suite * Family Bathroom * Garage * Extensive Off Road Parking * Landscaped Rear Gardens & Garden Room * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall

The Property Ombudsman

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11 The Drive, Shelfield





Impressive Lounge/Dining Room



Impressive Lounge/Dining Room



Superb Dining/Kitchen/Family Room





Superb Dining/Kitchen/Family Room

11 The Drive, Shelfield



Utility



First Floor Landing





Bedroom One



En Suite



Bedroom Two

11 The Drive, Shelfield



Bedroom Two



En Suite





Bedroom Three



En Suite



Family Bathroom

11 The Drive, Shelfield



Family Bathroom



Garden Room





Landscaped Rear Garden



Landscaped Rear Garden



Rear Elevation

11 The Drive, Shelfield

An external inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious, traditional style, detached residence that has been considerably improved and extended by the present owners to provide an excellent family home, occupying a corner position in this sought after residential cul-de-sac within easy reach of local amenities.

Schools for children of all ages are readily available including Shelfield Sports & Community College, 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.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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

RECESSED PORCH
leading to:

RECEPTION HALL
having composite entrance door with PVCu double glazed window to side, central heating radiator, ceiling spotlights and 'Karndean' flooring.

IMPRESSIVE LOUNGE/DINING ROOM
8.46m x 3.63m (27'9 x 11'11)
PVCu double glazed bay windows to the front and side elevations, feature fireplace with log burner, two ceiling light points, four wall light points, two central heating radiators and PVCu double glazed interconnecting doors leading to the dining/family room/kitchen.

SUPERB OPEN PLAN DINING/FAMILY ROOM/KITCHEN
11.76m x 6.71m (38'7 x 22'0)
PVCu double glazed window and double opening doors leading to the rear, additional bi-fold doors leading to the rear gardens, two roof light windows, 'Karndean' flooring with under floor heating, ceiling spotlights, two wall light points, additional concealed lighting, extensive range of luxury fitted wall, base units and drawers, working surfaces incorporating breakfast bar, having tiled surround and inset stainless steel single drainer sink having mixer tap over, space for range style cooker with stainless steel extractor canopy over, integrated dishwasher, space for American style fridge/freezer.

UTILITY
4.34m x 2.90m max dims (14'2" x 9'6" max dims)
PVCu double glazed door to side, underfloor heating, 'Karndean' flooring, full height storage cupboards, fitted wall and base units, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for washing machine and tumble dryer, central heating radiator, two ceiling light points and extractor fan.

GUEST CLOAKROOM
PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point, 'Karndean' flooring and extractor fan.

11 The Drive, Shelfield

STUDY
4.42m x 2.21m (14'6 x 7'3)
PVCu double glazed window to front elevation, 'Karndean' flooring, central heating radiator and two ceiling light points.

FIRST FLOOR LANDING
PVCu double glazed window to front elevation, ceiling light point, wall light point, central heating radiator and storage cupboard off.

BEDROOM ONE
6.55m x 4.95m max dims (21'5" x 16'2" max dims)
PVCu double glazed window to rear elevation, range of fitted wardrobes, chest of drawers and dressing table, central heating radiator and ceiling spotlights.

EN SUITE SHOWER ROOM
2.62m x 1.75m (8'7 x 5'9)
PVCu double glazed frosted window to side elevation, corner shower enclosure, pedestal wash hand basin, WC, central heating radiator, tiled walls, ceiling spotlights and extractor fan.

BEDROOM TWO
4.50m x3.66m (14'9 x12'0)
PVCu double glazed bay window to front elevation, range of fitted wardrobes, ceiling light point, two additional ceiling spotlights and central heating radiator.

EN SUITE SHOWER ROOM
PVCu double glazed frosted window to front elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling spotlights and central heating radiator.

BEDROOM THREE
3.81m x 3.66m (12'6 x 12'0)
PVCu double glazed window to side elevation, fitted wardrobes, central heating radiator and ceiling light point.

EN SUITE BATHROOM
PVCu double glazed frosted window to rear elevation, 'P' shaped bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, ceiling spotlights, central heating radiator and extractor fan.

BEDROOM FOUR
3.45m x 3.35m (11'4 x 11'0)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM
3.45m x 2.29m (11'4 x 7'6)
PVCu double glazed frosted window to side elevation, jacuzzi bath with side mixer tap and shower attachment, pedestal wash hand basin, WC, corner shower enclosure, tiled walls, central heating radiator, ceiling spotlights and extractor fan.

OUTSIDE

11 The Drive, Shelfield

GARAGE
5.49m x 2.44m (18'0 x 8'0)
with electric roller door, light and power and wall mounted "Vaillant" central heating boiler.

FORE GARDEN
having lawn with attractive borders and shrubs, block paved driveway providing extensive off road parking, outside lighting and gated side access leads to:

LANDSCAPED REAR GARDEN
large paved patio area, shaped lawn with attractive, well stocked borders and shrubs, paved area ideal for hot tub, additional area to side with log store, outside lighting and

GARDEN ROOM
with bi-fold doors, light and power.

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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