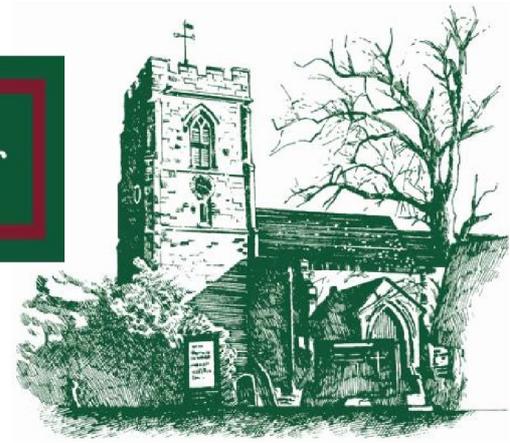


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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39 Sunningdale Way, Bloxwich, WS3 3TX Guide Price £395,000

An extremely well presented, modern detached family residence occupying an excellent position on this sought after development and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Orangery *
Luxury Fitted Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Master with En Suite
Shower Room * Family Bathroom * Garage * Gas Central Heating System * PVCu Double
Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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



39 Sunningdale Way, Bloxwich



Lounge



Dining Room



Orangery

39 Sunningdale Way, Bloxwich



Luxury Fitted Kitchen



Guest Cloakroom



Bedroom One



Bedroom One



En Suite

39 Sunningdale Way, Bloxwich



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Rear Elevation

39 Sunningdale Way, Bloxwich

An internal inspection is highly recommended to begin to fully appreciate this particularly well presented, modern detached family residence that occupies an excellent position on this sought after development and within easy reach of local amenities.

Bloxwich High Street enjoys all main shopping facilities together with regular and frequent public transport services to Walsall, Cannock and Wolverhampton including the Metro rail link to Birmingham. Junction 10 of the M6 motorway is within 3 miles which gives further links to the M6 Toll Road, M5, M42, M40 and M54.

Schools for children of all ages are available including the highly regarded Academy, St Francis of Assisi Catholic Technology College at Aldridge and Queen Mary's Grammar school for boys and High school for girls at Walsall.

Sports and leisure facilities are in the area including the excellent Bloxwich Golf Club.

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

FULLY ENCLOSED PORCH

PVCu double glazed double opening doors to front elevation, laminate floor covering and wall light point.

RECEPTION HALL

composite entrance door, laminate floor covering, ceiling light point and central heating radiator.

LOUNGE

4.88m x 3.96m (16'0 x 13'0)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

DINING ROOM

2.95m x 2.72m (9'8 x 8'11)

central heating radiator, ceiling light point and PVCu double glazed sliding patio door leading to:

ORANGERY

5.03m x 2.82m (16'6 x 9'3)

PVCu double glazed bi-fold doors to the rear gardens, additional PVCu double glazed windows, orangery style roof, central heating radiator and ceiling spotlights.

LUXURY FITTED KITCHEN

2.95m x 2.90m (9'8 x 9'6)

PVCu double glazed window to rear elevation, laminate floor covering, ceiling spotlights, central heating radiator, luxury fitted white high gloss wall, base units and drawers, working surfaces incorporating drainer and inset stainless steel sink having mixer tap over, built in "Neff" electric double oven and hob with stainless steel extractor canopy over, integrated fridge/freezer and useful pantry off.

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UTILITY

1.96m x 1.70m (6'5 x 5'7)

composite door leading to the rear gardens, PVCu double glazed window to side, tiled floor, central heating radiator, ceiling light point, working surface with inset stainless steel circular sink having mixer tap over, fitted white high gloss base units, space for appliances and wall mounted "Worcester" central heating boiler.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.96m x 2.97m (13'0 x 9'9)

PVCu double glazed window to front elevation, built in wardrobes, fitted drawers, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with electric "Mira" shower fitted, WC and vanity wash hand basin unit with storage cupboards, central heating radiator, laminate floor covering, ceiling spotlights and fully tiled walls.

BEDROOM TWO

2.90m x 2.82m (9'6 x 9'3)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

BEDROOM THREE

2.84m x 2.21m (9'4 x 7'3)

PVCu double glazed window to front elevation, built in wardrobes, central heating radiator and ceiling light point.

BEDROOM FOUR

2.41m x 2.34m (7'11 x 7'8)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with side mixer tap and handheld shower attachment, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, central heating radiator and ceiling spotlights.

OUTSIDE

SINGLE GARAGE

with electric roller door.

FORE GARDEN

having double width resin driveway, artificial lawn, outside lighting and gated side access leads to:

39 Sunningdale Way, Bloxwich

REAR GARDEN

paved patio area and path, lawn, mature borders, trees and shrubs, outside light and tap and 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.

39 Sunningdale Way, Bloxwich



Ground Floor



First Floor

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		70	80
	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		