

# CHRIS FOSTER & Daughter

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## 6 Sunnyside, Walsall Wood, WS9 9LD Guide Price £259,950

An extended 4/5 bedroom semi detached family residence that is in need of general modernisation situated in a quiet residential cul-de-sac within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Conservatory \* Sitting Room/Bedroom 5 \* Kitchen \* Utility \* 4 Bedrooms - Master En Suite \* Bathroom \* Off Road Parking \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 6 Sunnyside, Walsall Wood



Through Lounge/Dining Room



Through Lounge/Dining Room



Conservatory



Kitchen



Bedroom Two

# 6 Sunnyside, Walsall Wood



Bedroom Three



Bedroom Four



Bathroom



En Suite



Rear Garden

# 6 Sunnyside, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended 4/5 bedroom semi detached family residence that is in need of general modernisation. The property is situated in a quiet residential cul-de-sac within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including 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.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that benefits from PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed sliding patio door to front, tiled floor and wall light point.

## **RECEPTION HALL**

frosted glass panelled entrance door, radiator and ceiling light point.

## **THROUGH LOUNGE/DINING ROOM**

8.23m x 3.45m max (27' x 11'4 max)

PVCu double glazed window to front, gas fire fitted, ceiling light point, two wall light points and PVCu double glazed door leads to:

## **CONSERVATORY**

2.92m x 2.46m (9'7 x 8'1)

PVCu double glazed door and windows to rear.

## **SITTING ROOM/BEDROOM FIVE**

5.36m x 2.21m (17'7 x 7'3)

PVCu double glazed window to front, ceiling spotlights and two wall light points.

## **KITCHEN**

3.35m x 2.49m (11' x 8'2)

PVCu double glazed window to rear, fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven and gas hob, fluorescent strip light, tiled floor and storage cupboard off.

## **UTILITY**

3.43m x 2.21m (11'3 x 7'3)

PVCu double glazed door and window to rear, working surface with base units below and space for washing machine and fluorescent strip light.

## **FIRST FLOOR LANDING**

ceiling light point and loft access.

# 6 Sunnyside, Walsall Wood

## **BEDROOM ONE**

5.36m x 2.21m (17'7 x 7'3)

PVCu double glazed window to front, range of fitted wardrobes with double bed recess and ceiling light point.

## **EN SUITE SHOWER ROOM**

PVCu double glazed window to rear, shower enclosure, pedestal wash hand basin, wc, ceiling light point and extractor fan.

## **BEDROOM TWO**

4.04m x 2.87m (13'3 x 9'5)

PVCu double glazed window to front, built in wardrobe and ceiling light point.

## **BEDROOM THREE**

3.28m x 3.05m (10'9 x 10')

PVCu double glazed window to rear, built in wardrobe and ceiling light point.

## **BEDROOM FOUR**

3.12m x 2.44m (10'3 x 8')

PVCu double glazed window to front and ceiling light point.

## **BATHROOM**

PVCu double glazed window to rear, panelled bath with electric 'Triton' shower over, pedestal wash hand basin, wc, two ceiling light points, extractor fan and airing cupboard off.

## **FORE GARDEN**

block paved frontage providing ample off road parking.

## **REAR GARDEN**

paved patio and pathway, lawn, borders and useful shed.

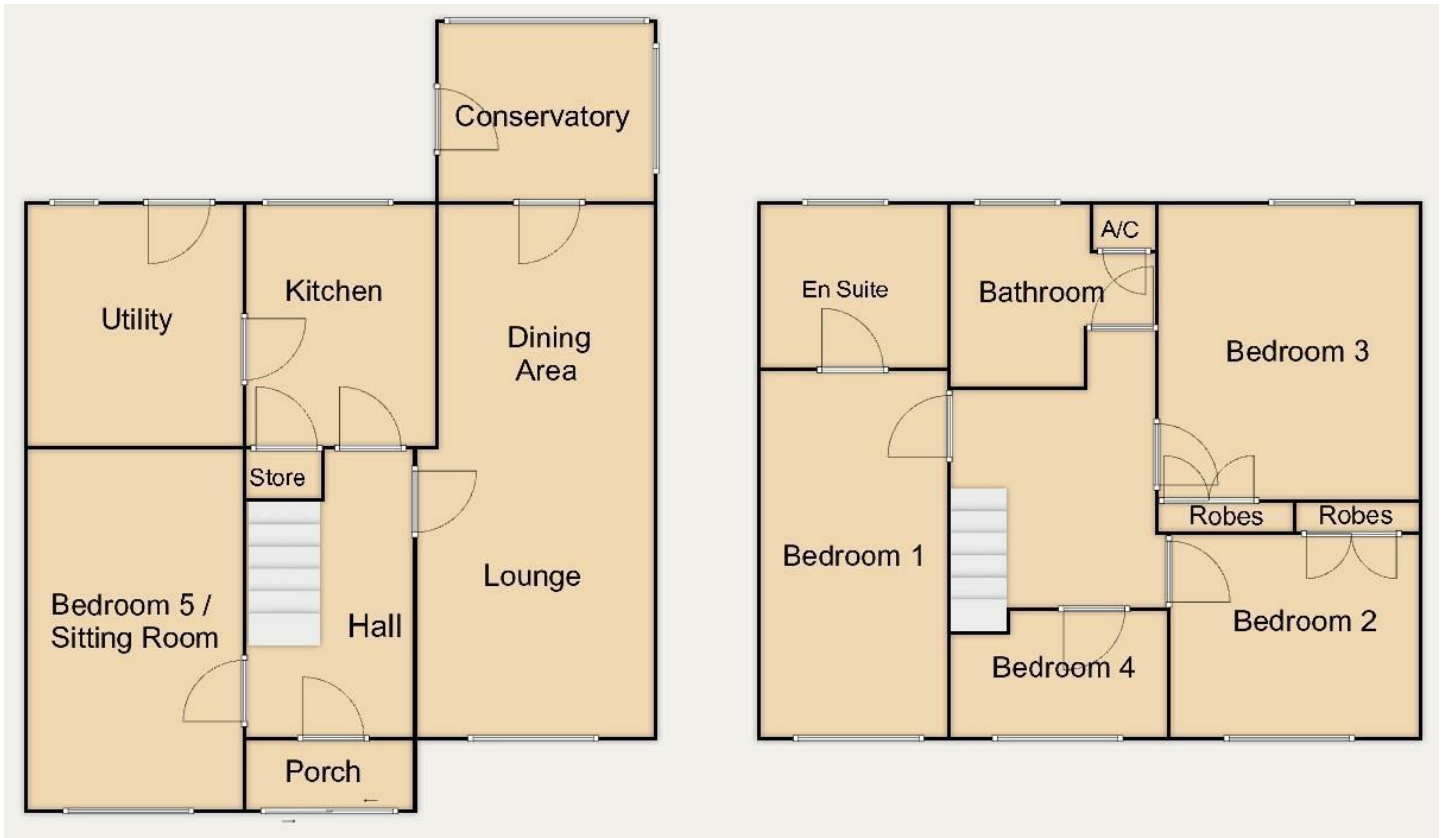
## **GENERAL INFORMATION**

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.

# 6 Sunnyside, Walsall Wood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	