

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 4 Bluebell Road, Walsall Wood, WS9 9EU Offers Over £510,000

A particularly spacious and extremely well presented, modern, detached family residence that has been considerably improved and extended by the current owner's, occupying an excellent position on this sought after development within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Extended Dining Area \* Extended Open Plan Luxury Fitted Kitchen \* Utility \* Five Bedrooms \* Master With En Suite Shower Room \* Family Bathroom \* Garage \* Off Road Parking \* Landscaped Gardens \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band E  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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



## 4 Bluebell Road, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Lounge



Extended Dining Area

## 4 Bluebell Road, Walsall Wood



Extended Dining Area



Open Plan Extended Luxury Kitchen



Open Plan Extended Luxury Kitchen



Utility



Bedroom One

## 4 Bluebell Road, Walsall Wood



Bedroom One



En Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

## 4 Bluebell Road, Walsall Wood



Bedroom Five



Family Bathroom



Family Bathroom



Rear Garden



Rear Garden



Rear Elevation

## 4 Bluebell Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this particularly spacious and extremely well presented, modern, detached family residence that has been considerably improved and extended by the present owners. The property occupies an excellent position on this sought after development close to greenbelt countryside and 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 enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

### **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation, tiled floor and wall light point.

### **RECEPTION HALL**

having entrance door, oak flooring, central heating radiator, ceiling light point and under stairs storage recess.

### **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, WC, vanity wash hand basin with storage cupboard below, chrome heated towel rail, ceiling light point and oak flooring.

### **LOUNGE**

5.64m x 3.81m (18'6 x 12'6)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point, three wall light points and double opening doors leading to:

### **EXTENDED DINING AREA**

5.79m x 2.92m (19'0 x 9'7)

sliding double glazed patio doors leading to the rear gardens, tiled floor, central heating radiator, two ceiling light points, two wall light points and being open plan to:

### **EXTENDED LUXURY FITTED KITCHEN**

6.22m x 5.41m (20'5 x 17'9)

PVCu double glazed window and double opening doors to the rear elevation, tiled floor, ceiling light point, additional ceiling spotlights, two central heating radiators, luxury fitted wall, base units and drawers, granite working surfaces incorporating drainer and matching upstands, inset stainless steel sink having mixer tap over, built in "Zanussi" electric double oven and hob with stainless steel extractor canopy over, integrated dishwasher and space for American style fridge/freezer.

# 4 Bluebell Road, Walsall Wood

## UTILITY

2.36m x 2.29m (7'9 x 7'6)

PVCu double glazed frosted window to side elevation, fitted wall and base units, working surface with inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine and access to the garage.

## FIRST FLOOR LANDING

two ceiling light points, loft access, airing cupboard off and PVCu double glazed window to side elevation.

## BEDROOM ONE

4.27m x 3.73m (14'0 x 12'3)

PVCu double glazed bay window to front elevation, central heating radiator, ceiling light point and two wall light points.

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin with storage cupboards and drawers below, WC, central heating radiator, ceiling spotlights, tiled walls and airing cupboard off.

## BEDROOM TWO

3.71m x 2.84m (12'2 x 9'4)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

## BEDROOM THREE

2.82m x 2.08m (9'3 x 6'10)

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

## BEDROOM FOUR

3.96m x 2.36m (13'0 x 7'9)

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

## BEDROOM FIVE

2.84m x 2.36m (9'4 x 7'9)

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

## FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with side mixer tap, separate shower enclosure, pedestal wash hand basin, WC, ceiling spotlights, chrome heated towel rail and laminate floor covering.

## OUTSIDE

### GARAGE

7.11m x 2.59m (23'4 x 8'6)

with up and over door to front, PVCu double glazed window to side, light and power points.

### FORE GARDEN

having lawn, double width block paved driveway and gated side access leads to:

### REAR GARDEN

paved patio area and pathway, twin lawns, side borders, timber fencing, outside tap and lighting, useful shed and additional paved patio area.

## GENERAL INFORMATION

## **4 Bluebell Road, Walsall Wood**

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.

# 4 Bluebell Road, Walsall Wood



Ground Floor



Floor 1

