

CHRIS FOSTER & Daughter

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14 Oakwood Close, Walsall Wood, WS9 9BP Guide Price £285,000

A spacious detached family residence occupying a quiet cul-de-sac position in this sought after residential location enjoying an open aspect to the rear.

* Canopy Porch * Reception Hall * Through Lounge/Dining Room * Modern Fitted Kitchen * 3 Good Sized Bedrooms * Modern Bathroom * Integral Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



14 Oakwood Close, Walsall Wood



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

14 Oakwood Close, Walsall Wood



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

14 Oakwood Close, Walsall Wood



Modern Bathroom



Rear Garden

14 Oakwood Close, Walsall Wood

An internal inspection is highly recommended to begin to appreciate this spacious detached family residence that occupies a quiet cul-de-sac position in this sought after residential location enjoying an open aspect to the rear.

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:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, laminate floor covering and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.32m x 3.35m (24' x 11')

PVCu double glazed bow window to front elevation and double opening doors leading to the rear garden, laminate floor covering, two central heating radiators and two ceiling light points.

FITTED KITCHEN

2.97m x 2.84m (9'9 x 9'4)

PVCu double glazed window to rear elevation and door to side, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in electric 'Hotpoint' oven and grill, gas hob with stainless steel extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, ceiling light point and central heating radiator.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, loft access and ceiling light point.

BEDROOM ONE

3.84m x 3.35m (12'7 x 11')

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

BEDROOM TWO

3.40m x 3.35m (11'2 x 11')

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

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BEDROOM THREE

3.05m x 2.49m (10' x 8'2)

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

MODERN BATHROOM

2.82m x 2.11m (9'3 x 6'11)

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin and wc unit with storage cupboards below, chrome heated towel rail and ceiling light point.

OUTSIDE

INTEGRAL GARAGE

FORE GARDEN

driveway providing off road parking, lawn, shrubs and side access leading to:

REAR GARDEN

paved patio and deck, lawn, shrubs, additional rear paved area and shed and open aspect.

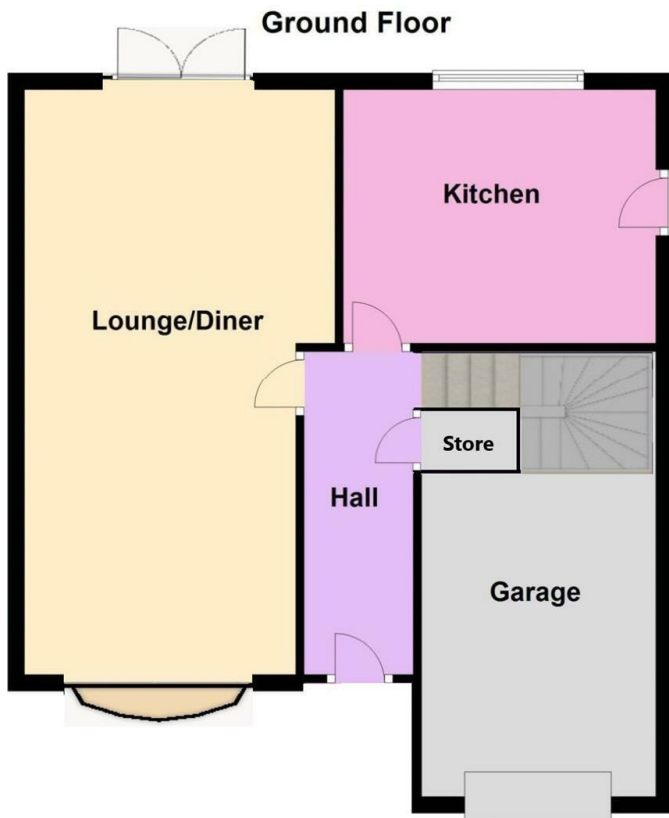
GENERAL INFORMATION

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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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		EU Directive 2002/91/EC	85

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	