

# CHRIS FOSTER & Daughter

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## 19 Greenwood Road, Walsall, WS9 8XA Guide Price £360,000

A particularly spacious, well presented link detached bungalow occupying an excellent position in this sought after residential location enjoying superb open views to the front.

\* Fully Enclosed Porch \* Reception Hall \* Impressive Lounge \* Modern Fitted Dining/Kitchen \* Utility \* Guest Cloakroom \* 3 Bedrooms \* Luxury Shower Room \* Large Conservatory \* 2 Garages \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 19 Greenwood Road, Walsall



Open View To Front



Lounge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



# 19 Greenwood Road, Walsall



Utility



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two



Luxury Shower Room

# 19 Greenwood Road, Walsall



Conservatory



Rear Garden

# 19 Greenwood Road, Walsall

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented link detached bungalow that occupies an excellent position in this sought after residential location enjoying superb open views across open farm land towards Lichfield beyond.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

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 entrance door, tiled floor and ceiling light point.

## **RECEPTION HALL**

tiled floor, central heating radiator and ceiling light point.

## **IMPRESSIVE LOUNGE**

5.41m x 3.43m (17'9 x 11'3)

having feature vaulted ceiling, PVCu double glazed bow window to front elevation, feature fireplace with modern electric fire fitted, two central heating radiators and two wall light points.

## **MODERN FITTED DINING/KITCHEN**

6.55m x 2.87m (21'6 x 9'5)

PVCu double glazed bow window to front elevation, central heating radiator, ceiling light point, additional fluorescent strip light, space for table and chairs, range of modern cream gloss wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, integrated fridge, built in electric oven and grill, separate gas hob with stainless steel extractor canopy over and access to:

## **UTILITY**

2.39m x 2.29m (7'10 x 7'6)

door leading to the rear garden, fitted wall and base units, working surfaces with space below for appliances, tiled floor, fluorescent strip light and access to the garage.

## **INNER HALLWAY**

central heating radiator, ceiling light point, loft access and airing cupboard off housing the 'Vaillant' central heating boiler.

## **GUEST CLOAKROOM**

wc, wash hand basin, half tiled walls and ceiling light point.

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## **BEDROOM ONE**

4.70m x 3.78m (15'5 x 12'5)

PVCu double glazed window to rear elevation, range of fitted wardrobes and dressing table, three wall light points and central heating radiator.

## **BEDROOM TWO**

3.20m x 2.59m (10'6 x 8'6)

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

## **BEDROOM THREE**

2.59m x 2.51m (8'6 x 8'3)

central heating radiator, ceiling light point and PVCu double glazed double opening doors leading to:

## **CONSERVATORY**

5.18m x 3.66m (17' x 12')

PVCu double glazed double opening doors and windows to rear, tiled floor and ceiling light/fan.

## **LUXURY SHOWER ROOM**

PVCu double glazed frosted window to side elevation, walk-in shower enclosure with overhead and hand held shower attachments, wc, vanity wash hand basin with storage cupboard below, tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

## **OUTSIDE**

### **FORE GARDEN**

open views to front, artificial lawn, shrubs, block paved driveway providing off road parking and access to:

### **GARAGE 1**

5.13m x 2.59m (16'10 x 8'6)

up and over door, fluorescent strip light and access to utility.

### **REAR GARDEN**

block paved patio, shaped lawn, side borders, trees and shrubs, rear timber deck and rear gated access.

### **GARAGE 2 TO REAR**

5.23m x 2.57m (17'2 x 8'5)

up and over door, door and PVCu double glazed window to rear, fluorescent strip light and WORKSHOP off with 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

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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			
		70	85
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	