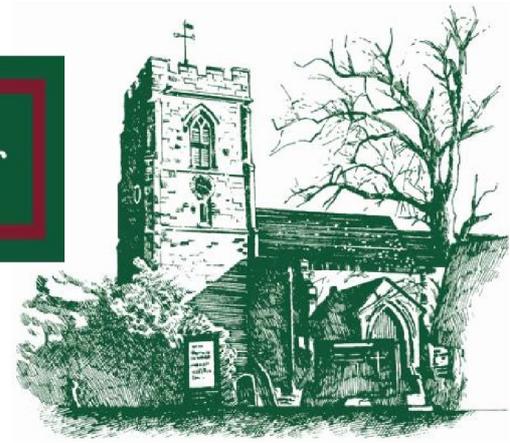


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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26 Main Street, Stonnall, WS9 9DU Guide Price £595,000

A superbly appointed detached bungalow residence that has been considerably improved and extended by the present owner situated in this highly sought after semi rural village location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Luxury Fitted Breakfast/Kitchen * Sitting Room/Bedroom Four * Utility * Shower Room * Three Further Bedrooms * Master with En Suite Shower Room * Family Bathroom * Garage & Extensive Off Road Parking * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Lichfield



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



26 Main Street, Stonnall



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Luxury Breakfast/Kitchen

26 Main Street, Stonnall



Luxury Breakfast/Kitchen



Sitting Room/Bedroom Four



Utility



Shower Room

26 Main Street, Stonnall



Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

26 Main Street, Stonnall



Family Bathroom



Covered Outdoor Seating Area



Rear Garden



Rear Elevation



Front Elevation

26 Main Street, Stonnall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed detached bungalow residence that has been considerably improved and extended by the present owner. The property occupies an excellent position in this highly sought after semi rural village location 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 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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

FULLY ENCLOSED PORCH

composite entrance door, tiled floor and ceiling light point.

RECEPTION HALL

two ceiling light points, two central heating radiators, "Karndean" flooring, loft access, cloaks cupboard and additional storage off.

LOUNGE

5.18m x 4.52m (17'0 x 14'10)

approached via double opening doors from the hallway and having PVCu double glazed window to side elevation, "Karndean" flooring, central heating radiator, ceiling spotlights and double opening doors leading to:

DINING ROOM

4.14m x 3.20m (13'7 x 10'6)

PVCu double glazed sliding patio door leading to the rear gardens, tiled floor, ceiling spotlights, modern vertical central heating radiator and double opening doors leading to:

LUXURY FITTED BREAKFAST/KITCHEN

5.89m x 3.66m (19'4 x 12'0)

PVCu double glazed window to rear elevation, tiled floor, ceiling spotlights, modern vertical central heating radiator, extensive range of luxury fitted white high gloss wall, base units and pan drawers, granite working surfaces with matching upstands and breakfast bar, inset single drainer sink having mixer tap over, separate "Zip" boiling water tap, integrated "Neff" double oven and microwave, separate five ring gas hob with extractor canopy over, space for American style fridge/freezer, integrated dishwasher, multifuel log burner and central heating boiler housed in matching unit.

26 Main Street, Stonnall

SITTING ROOM/BEDROOM FOUR

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

PVCu double glazed window to rear elevation, composite door leading to the rear garden, "Karndean" flooring, two central heating radiators and ceiling light point.

INNER LOBBY

"Karndean" flooring, light funnel and ceiling light point.

UTILITY

1.68m x 1.55m (5'6 x 5'1)

PVCu double glazed frosted window to side elevation, working surface with tiled surround and inset single drainer sink having mixer tap over, base units and plumbing for washing machine below, ceiling light point, central heating radiator and "Karndean" flooring.

SHOWER ROOM

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

BEDROOM ONE

4.98m x 3.18m (16'4 x 10'5)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling spotlights chrome heated towel rail and extractor fan.

BEDROOM TWO

4.42m x 3.30m (14'6 x 10'10)

PVCu double glazed bay window to front elevation, central heating radiator and ceiling spotlights.

BEDROOM THREE

3.05m x 2.36m (10'0 x 7'9)

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

LUXURY FAMILY BATHROOM

3.12m max x 2.90m (10'3 max x 9'6)

PVCu double glazed skylight window, jacuzzi bath with tiled surround and mixer tap having shower attachment fitted, separate walk in tiled shower area with overhead and handheld shower attachments, vanity wash hand basin with storage drawers below, WC, tiled floor, underfloor heating, central heating radiator, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

3.66m x 3.30m (12'0 x 10'10)

having electric roller door and additional pedestrian composite door to front elevation, light and power.

FORE GARDEN

with resin driveway providing extensive off road parking, gravelled borders with inset shrubs and outside lighting.

26 Main Street, Stonnall

LANDSCAPED REAR GARDEN

covered seating area, outside power, tap and security lighting, lawn, gravelled borders with inset shrubs, fenced boundary, side access and artificial lawned area with brick built BBQ.

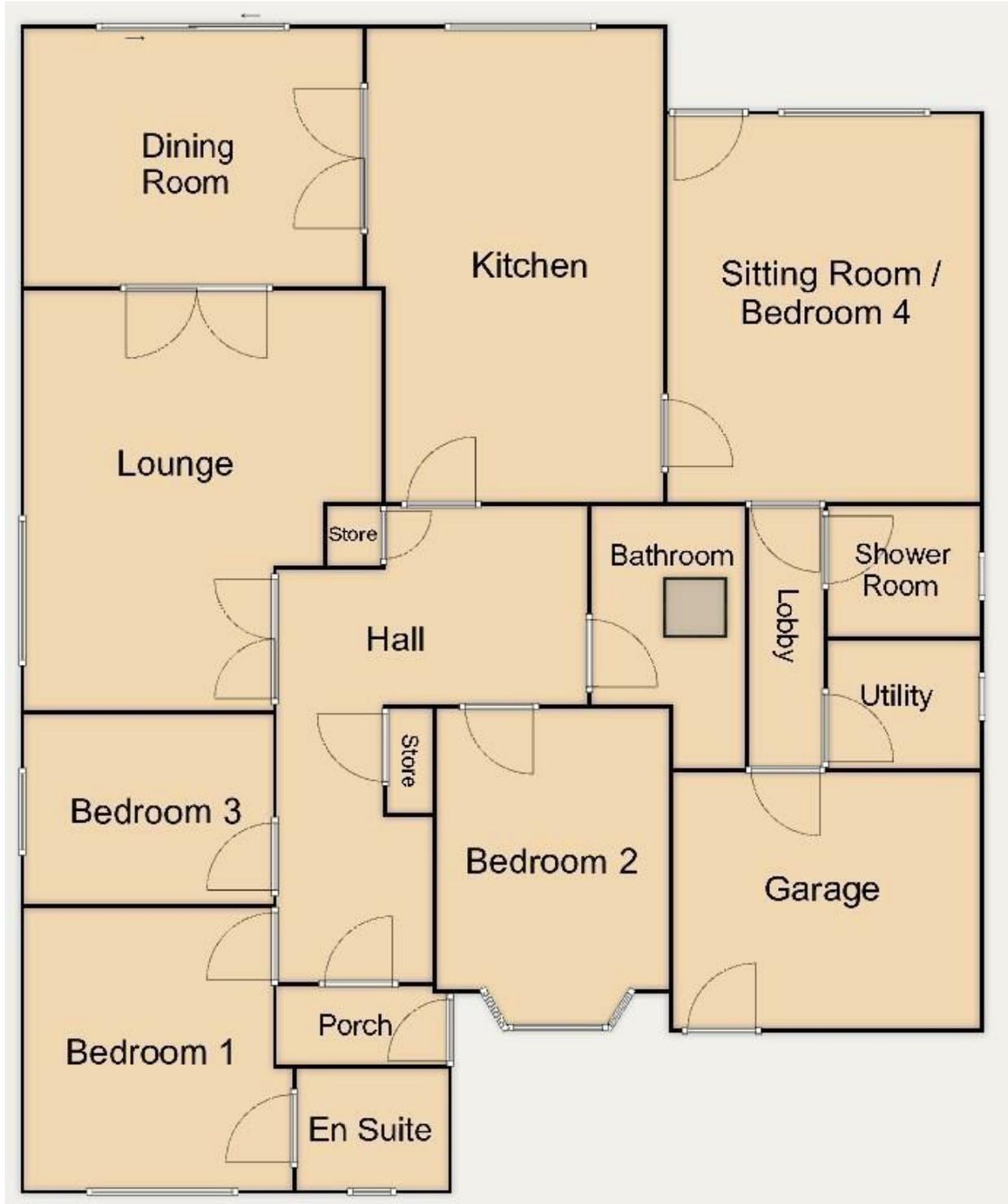
GENERAL INFORMATION

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.

26 Main Street, Stonnall



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			
		74	80
England & Wales		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	