

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



51 Brookland Road, Walsall Wood, WS9 9LY Guide Price £185,000

A deceptively spacious Victorian style semi detached residence in need of certain modernisation occupying a convenient position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Sitting/Dining Room * Modern Fitted Kitchen * Ground Floor Wet Room * Utility * Two Double Bedrooms * Garden Room * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



51 Brookland Road, Walsall Wood



Reception Hall



Sitting/Dining Room



Sitting/Dining Room



Lounge



Modern Fitted Kitchen



51 Brookland Road, Walsall Wood



Wet Room



Bedroom One



Bedroom Two

51 Brookland Road, Walsall Wood



Rear Garden



Garden Room

51 Brookland Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate the full potential offered by this deceptively spacious Victorian style semi detached residence that is in need of certain modernisation. The property occupies a convenient position in this sought after residential location and is 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

with PVCu double glazed entrance door.

RECEPTION HALL

having central heating radiator and ceiling light point.

SITTING/DINING ROOM

3.91m x 2.87m (12'10 x 9'5)

PVCu double glazed bay window to front elevation, tiled fireplace with gas fire fitted, central heating radiator and ceiling light point.

LOUNGE

3.91m x 3.76m (12'10 x 12'4)

PVCu double glazed window to rear elevation, feature fireplace with gas fire fitted, central heating radiator and ceiling light point.

LOBBY

PVCu double glazed sliding patio door leading to the rear gardens and ceiling light point.

UTILITY

2.06m x 1.27m (6'9 x 4'2)

having ceiling light point and space for appliances.

MODERN FITTED KITCHEN

2.74m x 2.72m (9'0 x 8'11)

PVCu double glazed window to side elevation, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in double gas oven and hob, integrated slimline dishwasher, central heating radiator, ceiling light point and wall mounted "Worcester" central heating boiler.

51 Brookland Road, Walsall Wood

INNER LOBBY

PVCu double glazed window to side elevation, space and plumbing for washing machine and ceiling light point.

WET ROOM

2.67m x 1.63m (8'9 x 5'4)

PVCu double glazed frosted window to side elevation, fully tiled walls, "Triton" shower fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and additional ceiling spotlight/extractor fan.

FIRST FLOOR LANDING

having loft access.

BEDROOM ONE

3.91m x 3.81m (12'10 x 12'6)

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

BEDROOM TWO

3.91m x 3.45m (12'10 x 11'4)

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

OUTSIDE

FORE GARDEN

having paved frontage and path and shrubs.

REAR GARDEN

with shared side access, paved area with outside power supply, security light and tap, additional paved area beyond with shrubs, shed and greenhouse.

GARDEN ROOM

having PVCu double glazed door and window, 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 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.

51 Brookland Road, Walsall Wood



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			
		62	76
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	