

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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22 Leasowe Road, Walsall Wood, WS9 9AW Guide Price £300,000

A recently constructed 3 bedroom semi detached residence presented to an exceptionally high standard throughout, occupying an excellent corner position on this sought after development within easy reach of local amenities.

* Canopy Porch * Reception Hall * Guest Cloakroom * Lounge * Luxury Fitted Dining/Kitchen
* 3 Bedrooms - Master En Suite * Jack and Jill Bathroom * Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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

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Company Number: 11253248



22 Leasowe Road, Walsall Wood



Reception Hall



Guest Cloakroom



Lounge



Lounge

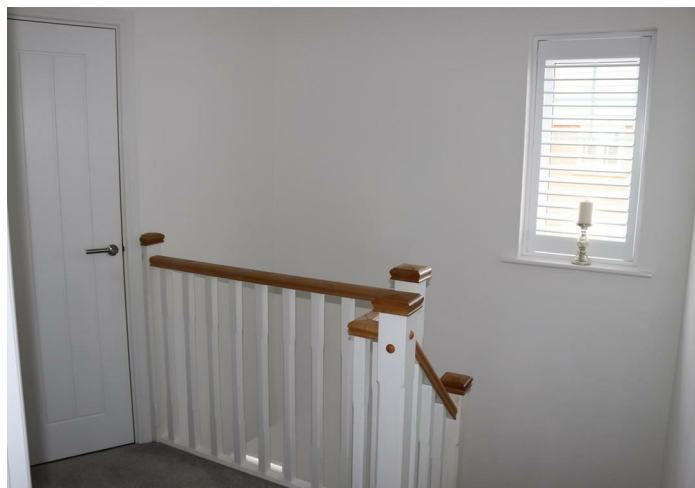
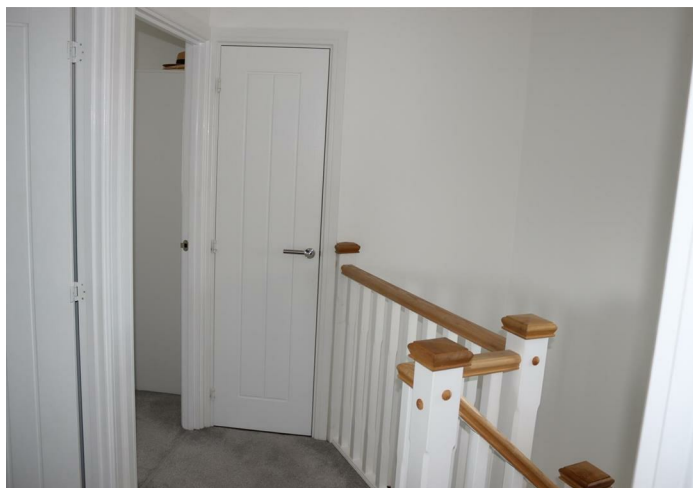
22 Leasowe Road, Walsall Wood



Luxury Dining/Kitchen

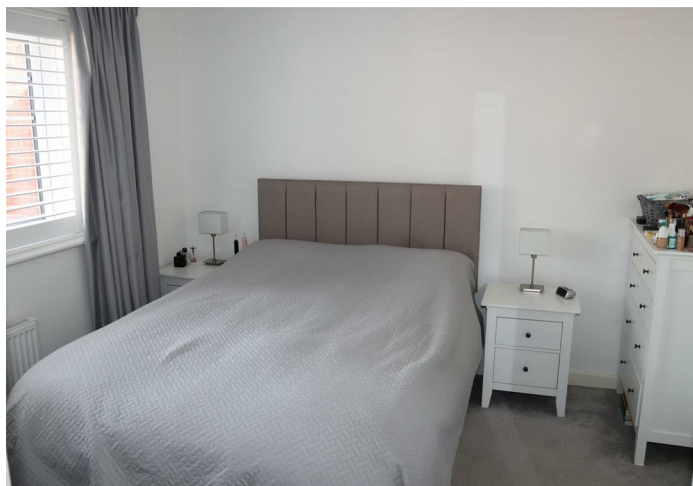


Luxury Dining/Kitchen



First Floor Landing

22 Leasowe Road, Walsall Wood



Bedroom One



En Suite Shower Room



Bedroom Two



Jack and Jill Bathroom

22 Leasowe Road, Walsall Wood



Bedroom Three



Landscaped Rear Garden



Landscaped Rear Garden

22 Leasowe Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this recently constructed semi detached family residence that is superbly appointed throughout. The property occupies an excellent corner position on this sought after development 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:

CANOPY PORCH

leading to:

RECEPTION HALL

composite entrance door and PVCu double glazed window, radiator, ceiling light point and storage cupboard off.

GUEST CLOAKROOM

wc, vanity wash hand basin, tiled floor, radiator, inset ceiling spotlights and extractor fan.

LOUNGE

4.42m x 3.63m (14'6 x 11'11)

PVCu double glazed window to front and PVCu double glazed double opening doors lead to the rear garden, two ceiling light points and radiator.

LUXURY FITTED DINING/KITCHEN

5.03m x 3.33m (16'6 x 10'11)

PVCu double glazed window to front and PVCu double glazed double opening doors lead to the rear garden, tiled floor, radiator, ceiling light point and additional inset ceiling spotlights, space for table and chairs, range of luxury fitted wall, base units and drawers, quartz working surfaces incorporating drainer and inset stainless steel one and a half sink having mixer tap over, matching quartz upstands, wall mounted central heating boiler housed in matching unit, built in 'Bosch' electric oven and induction hob with stainless steel extractor canopy over, integrated dishwasher, washing machine and fridge/freezer.

FIRST FLOOR LANDING

PVCu double glazed window to side, ceiling light point, loft access and storage cupboard off.

BEDROOM ONE

3.66m x 3.15m (12' x 10'4)

PVCu double glazed window to front, fitted wardrobes, radiator and ceiling light point.

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EN SUITE SHOWER ROOM

PVCu double glazed window to rear, tiled shower enclosure, vanity wash hand basin, wc, tiled floor, radiator, inset ceiling spotlights and extractor fan.

BEDROOM TWO

3.68m x 2.74m (12'1 x 9')

PVCu double glazed window to rear, radiator, ceiling light point and access to:

JACK AND JILL BATHROOM

3.12m x 1.68m (10'3 x 5'6)

PVCu double glazed window to rear, panelled bath with electric shower over, tiled surround and shower screen fitted, vanity wash hand basin, wc, tiled floor, radiator, inset ceiling spotlights and extractor fan.

BEDROOM THREE

3.71m x 2.06m (12'2 x 6'9)

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

OUTSIDE

FORE/SIDE GARDEN

lawn with shrubs and additional lawned area to side with further shrubs and double width block paved driveway providing off road parking for two vehicles.

LANDSCAPED REAR GARDEN

gated side access, paved patio, lawn with border and shrubs, timber fencing and useful shed.

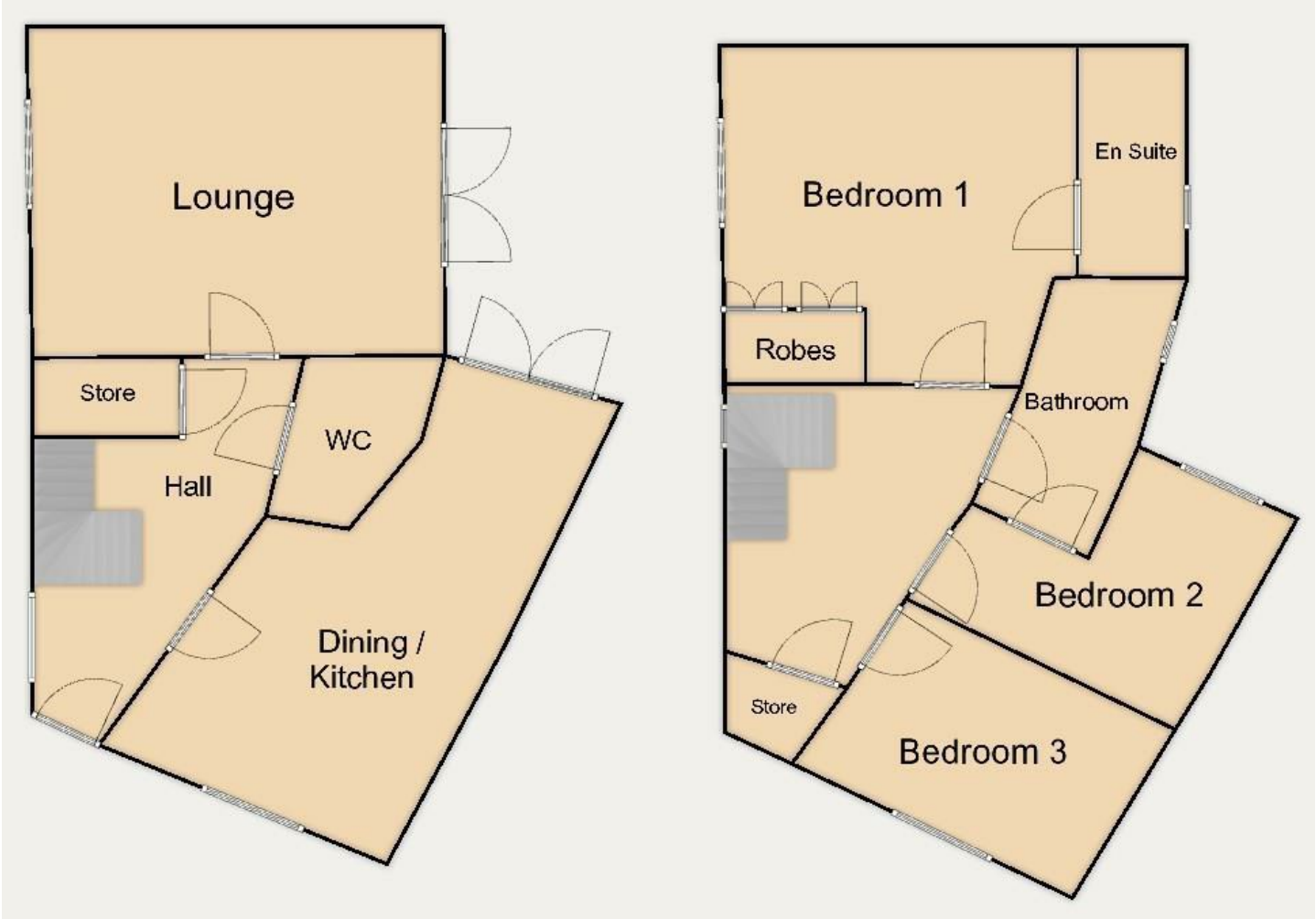
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion. There is a service charge payable of £166pa to cover maintenance of communal areas on the development.

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.

22 Leasowe Road, Walsall Wood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
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 