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205 Lichfield Road, Shire Oak, WS9 9NX
Guide Price £370,000

A most attractive and particularly spacious traditional style detached family residence occupying an excellent position in this sought after location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Breakfast/Kitchen * Utility * Guest Cloakroom * 3 Good Sized Bedrooms * Shower Room * Double Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall

6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
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Company Number: 11253248

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205 Lichfield Road, Shire Oak





Lounge



Dining Room



Fitted Breakfast/Kitchen





Fitted Breakfast/Kitchen

205 Lichfield Road, Shire Oak



Utility



Reception Hall



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

205 Lichfield Road, Shire Oak



Bedroom Two

Bedroom Three

Shower Room

Rear Garden

Rear Elevation

205 Lichfield Road, Shire Oak

An internal inspection is highly recommended to begin to fully appreciate this most attractive and particularly spacious traditional style detached family residence that occupies an excellent position in this sought after 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 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 Shire Oak Academy, 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
PVCu double glazed door to front, wall light point and quarry tiled floor.

RECEPTION HALL
entrance door, radiator, ceiling light point and under stairs storage cupboard off.

LOUNGE
4.62m x 3.51m (15'2 x 11'6)
PVCu double glazed door and window to rear, feature fireplace with gas fire fitted, radiator, ceiling light point and two wall light points.

DINING ROOM
4.04m x 3.66m (13'3 x 12')
PVCu double glazed bay window to front, feature fireplace with gas fire fitted, radiator, ceiling light point and connecting door to the lounge.

FITTED BREAKFAST/KITCHEN
5.03m x 3.53m max (16'6 x 11'7 max)
two PVCu double glazed windows to rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in 'Stoves' double gas oven, electric hob, space for fridge, four ceiling light points and wall light point.

UTILITY
3.51m x 2.06m (11'6 x 6'9)
PVCu double glazed door and window to rear, fitted wall and base units, working surface with inset stainless steel circular sink having mixer tap over, space for appliances, wall mounted electric heater and ceiling light point.

GUEST CLOAKROOM
PVCu double glazed window to rear, wc and ceiling light point.

FIRST FLOOR LANDING
PVCu double glazed window to side, ceiling light point and loft access.

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BEDROOM ONE
4.27m x 3.66m (14' x 12')
PVCu double glazed bay window to front, built in wardrobes, radiator and ceiling light point.

BEDROOM TWO
3.58m x 3.51m (11'9 x 11'6)
PVCu double glazed window to rear, built in wardrobes, radiator and ceiling light point.

BEDROOM THREE
4.88m x 2.72m (16' x 8'11)
two PVCu double glazed windows to front, radiator and two ceiling light points.

SHOWER ROOM
2.51m x 2.26m (8'3 x 7'5)
PVCu double glazed window to front, tiled shower enclosure with electric shower fitted, pedestal wash hand basin, wc, ceiling light point, radiator and airing cupboard off housing the 'Worcester' central heating boiler.

DOUBLE GARAGE
5.94m x 5.05m (19'6 x 16'7)
electric up and over door, plumbing for washing machine, storage loft, light and power.

FORE GARDEN
block paved driveway providing ample off road parking, lawn and shrubs.

REAR GARDEN
paved patio area, security light, outside tap, useful shed, lawn with mature well stocked borders, shrubs, trees, fruit trees and bushes.

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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