CHRIS FOSTER & Daughter

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40 Walsall Wood Road, Walsall, WS9 8QT
Asking Price £375,000

Chris Foster & Daughter are pleased to offer for sale this lovely spacious, two/three bedroom link-detached dorma-bungalow which occupies a generous plot in a much sought after road within Aldridge. The light & airy accommodation comprises in brief: entrance hallway, lounge, fitted L-shaped dining kitchen, second reception room/third bedroom, two further bedrooms and two shower rooms. Further benefits include double glazing and central heating (both where specified), generous block-paved multi-vehicle driveway, garage and generous rear garden. Immediate viewing of this lovely home is highly recommended in order to avoid potential disappointment.

Council Tax Band - E
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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OnTheMarket.com

40 Walsall Wood Road, Walsall



Lounge



Kitchen



Kitchen



Kitchen



Sitting Room/Bedroom Three



Bedroom One

40 Walsall Wood Road, Walsall



Shower Room



Bedroom Two



Shower Room



Rear Garden



Rear Garden



Front

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Aldridge
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.

Frontage
Having a multi-vehicle block-paved driveway leading to door to:-

Entrance Hallway
With stairs rising to the first floor, central heating radiator, under-stairs cupboard and doors off to:-

Lounge
4.55m min exc bay x 3.43m max (14'11" min exc bay x 11'3" max)
With central heating radiator and uPVC double glazed bay window to the rear.

Sitting Room/Bedroom Three
3.66m x 3.43m (12'0" x 11'3")
With central heating radiator and uPVC double glazed window to the front.

L-Shaped Dining Kitchen
8.03m max 2.24m min x 3.89m max 2.44m min (26'4" max 7'4" min x 12'9" max 8'0" min)
Having a range of eye and base level units with work surface over incorporating sink unit, further single drainer double sink unit, fridge freezer, hob, oven, extractor, tiled floor, two central heating radiators, double glazed skylight, door to garage, uPVC double glazed window to the rear, uPVC double glazed french doors to the rear and part uPVC double glazed door to the rear.

Bedroom One
4.27m x 3.12m min exc wardrobe (14'0" x 10'3" min exc wardrobe)
Having central heating radiator, uPVC double glazed bay window to the front and door to:

Ensuite Shower Room
Having suite comprising shower cubicle, low flush w.c, pedestal wash hand basin, heated towel rail, frosted uPVC double glazed window to kitchen and door to hallway.

Garage
4.85m x 2.44m (15'11" x 8'0")
With power & light and shutter style door to the front.

First Floor Landing
With door to eaves and door to:-

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Bedroom Two
3.96m max x 3.30m max (13'0" max x 10'10" max)
With two central heating radiators, two built-in cupboards, uPVC double glazed window to the front and door to:-

Ensuite
Having suite comprising shower cubicle, wash hand basin, low flush w.c, part tiled walls, tiled floor, central heating radiator and uPVC double glazed window to the side.

Rear Garden
Having a paved patio with step down to a generous lawned garden beyond with shrub borders and brick-built storage shed.

GENERAL INFORMATION Sales Freehold
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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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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