CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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29 Shire Ridge, Walsall, WS9 9RA
Asking Price £270,000

Chris Foster & Daughter are pleased to offer for sale this two bedroom detached bungalow located in a much sought road within Walsall Wood. The spacious accommodation comprises in brief: entrance hall, lounge, fitted kitchen, two bedrooms and a shower room. Further benefits include double glazing and central heating (both where specified), front and rear gardens, garage and a block-paved driveway affording off road parking. The property is available with no upward chain, so immediate viewing is highly recommended in order to avoid genuine potential disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

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

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29 Shire Ridge, Walsall



Lounge



Lounge



Kitchen



Bedroom One



Bedroom Two



Bathroom

29 Shire Ridge, Walsall



Rear Garden



Rear Garden



Rear Garden

29 Shire Ridge, Walsall

Walsall Wood
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.

Frontage
Having a lawned garden flanked by block-paved driveway leading to garage.

Hallway
With central heating radiator and doors off to:-

Bedroom One
3.09 x 3.05 (10'1" x 10'0")
With central heating radiator, fitted wardrobe and sliding uPVC double glazed patio door to the rear.

Bedroom Two
2.85 max x 2.78 min (9'4" max x 9'1" min)
With central heating radiator, fitted wardrobe and uPVC double glazed window to the front.

Bathroom
With suite comprising bath, pedestal wash hand basin, low flush w.c, built-in cupboard, tiled floor, tiled walls, heated towel rail and frosted uPVC double glazed window to the rear.

Lounge
5.02 x 3.33 (16'5" x 10'11")
With central heating radiator, uPVC double glazed bay window to the front and door to:-

Kitchen
3.21 x 2.63 (10'6" x 8'7")
Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, hob, oven, extractor, tiled floor, central heating radiator, uPVC double glazed window to the rear and part frosted uPVC double glazed door to the side.

Rear Garden
Having a paved patio with lawned garden beyond with flower and shrub borders. Pedestrian gate to side leads to:-

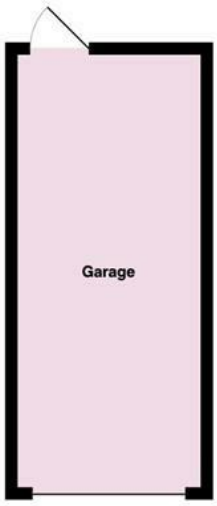
Garage
With power and light, up & over door to the front and door to the rear.

GENERAL INFORMATION Sales Freehold
TENURE - We understand the property is Freehold with vacant possession upon completion. This information has been provided by the seller and should be checked by your conveyancer before you proceed.

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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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All measurements are approximate and for display purposes only

