CHRIS FOSTER & Daughter

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178 Chester Road, Shire Oak, Stonnall WS9 9DF
Asking Price £300,000

Chris Foster & Daughter are delighted to offer for sale this spacious three-bedroom semi-detached residence, situated in the much sought-after residential area of Shire Oak, within close proximity to the delightful Shire Oak Nature Reserve, offering attractive woodland walks and open green spaces. The property is conveniently positioned for access to local amenities, schools and transport links to the neighbouring centres of Aldridge and Brownhills. The generously proportioned accommodation comprises in brief: storm porch, entrance hall, lounge/diner, modern fitted kitchen, three bedrooms and a bathroom. A particular feature of the property is the generous driveway, providing ample off-road parking for multiple vehicles, complemented by a good-sized garage. Further benefits include front and rear gardens, double glazing and central heating (both where specified). Offered for sale with the distinct advantage of no upward chain, this appealing property represents an excellent opportunity to acquire a family home in this desirable location. Early internal viewing is highly recommended to fully appreciate the spacious accommodation, attractive setting and excellent parking facilities on offer.

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

The Property Ombudsman

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Front



Hall



Lounge Area



Dining Area



Lounge/Diner



Kitchen

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Garage



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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Rear Garden



Rear Garden



Driveway

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Shire Oak, Stonnall
The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads being within 5 miles at Shenstone giving further links 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 at Aldridge 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
The property benefits from a lawned garden to the fore flanked by a generous driveway affording multi-vehicle off road parking and leading to storm porch with door to:-

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

W.C
With low flush w.c.

Through Lounge/Diner
7.54 max x 3.46 max (24'8" max x 11'4" max)
Having timber flooring, two central heating radiators, uPVC double glazed bay window to the front and double glazed sliding patio doors to the rear.

Kitchen
6.73 max x 2.08 max (22'0" max x 6'9" max)
Having a range of modern and stylish units with work surface over incorporating single drainer sink unit, gas hob, oven, extractor, central heating radiator, uPVC double glazed windows to side and rear and door to:-

Garage
With up and over door to the front, window to the side and frosted uPVC double glazed door to the side to rear garden.

First Floor Landing
With frosted uPVC double glazed window to the side and doors off to:-

Bedroom One
4.14 max x 3.52 max (13'6" max x 11'6" max)
With central heating radiator and uPVC double glazed bay window to the front.

Bedroom Two
3.94 x 3.36 (12'11" x 11'0")
With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three
2.05 x 1.97 (6'8" x 6'5")
With central heating radiator and uPVC double glazed window to the front.

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Bathroom
Having suite comprising bath, shower cubicle with built-in shower, low flush w.c, pedestal wash hand basin, central heating radiator and frosted uPVC double glazed window to the rear.

Rear Garden
Having a concrete and gravelled patio with good sized garden beyond with shrub borders.

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.

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



