

# CHRIS FOSTER & Daughter

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## 29 Holly Lane, Walsall Wood, WS9 9JF Offers Over £330,000

A spacious, well presented modern detached family residence occupying a generous plot on this sought after development, close to Shire Oak Park Nature Reserve and local amenities.

\* Sitting Room \* Lounge \* Kitchen / Diner \* Downstairs WC \* Four Bedrooms \* Family Bathroom \* Gas Central Heating \* PVCu Double Glazing \* NO UPWARD CHAIN \*

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





## 29 Holly Lane, Walsall Wood



Sitting Room



Impressive Lounge



Kitchen / Diner



## 29 Holly Lane, Walsall Wood



Kitchen / Diner



Kitchen / Diner



Downstairs WC



Bedroom One



## 29 Holly Lane, Walsall Wood



Bedroom Two



Bedroom Three



Bedroom Four





## 29 Holly Lane, Walsall Wood



Bathroom



Patio Area



Rear Garden



Rear Garden / Elevation

# 29 Holly Lane, Walsall Wood

An internal inspection is essential to begin to fully appreciate this spacious, well presented modern detached family residence occupying a generous plot on this sought after development, close to Shire Oak Park Nature Reserve and 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:

## **SITTING ROOM**

3.61m x 3.33m (11'10 x 10'11)

having frosted double glazed composite door and PVCu double glazed window to front elevation, ceiling light point, central heating radiator and Amtico flooring.

## **IMPRESSIVE LOUNGE**

7.39m x 3.30m (24'03 x 10'10)

having PVCu double glazed window to front elevation and french doors and windows to rear elevation, two ceiling light points, two central heating radiators, log burner and tiled flooring.

## **FITTED KITCHEN**

5.69m (max) x 5.11m (max) (18'08 (max) x 16'09 (max))

having PVCu double glazed window to front elevation, velux window, and french door to rear elevation, inset ceiling spot lights, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset Belfast sink having mixer tap over, electric range oven and hob with extractor canopy over, built in washing machine, space and plumbing for fridge/freezer and slimline dishwasher, two storage cupboards off, central heating radiator and laminate flooring.

## **DOWNSTAIRS WC**

having PVCu double glazed frosted window to rear elevation, ceiling light point, WC, wash hand basin, wall mounted 'Potterton' central heating boiler and tiled flooring.

## **FIRST FLOOR LANDING**

having ceiling light point, central heating radiator and storage cupboard off.

## **BEDROOM ONE**

3.63m x 3.30m (11'11 x 10'10)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring.

# 29 Holly Lane, Walsall Wood

## BEDROOM TWO

3.51m x 3.38m (11'06 x 11'01)

having PVCu double glazed window to rear elevation , ceiling light point, ceiling coving, central heating radiator and laminate flooring.

## BEDROOM THREE

3.30m x 2.77m (10'10 x 9'01)

having PVCu double glazed window to front elevation , ceiling light point, central heating radiator and laminate flooring.

## BEDROOM FOUR

3.12m x 1.60m (10'03 x 5'03)

having PVCu double glazed window to side elevation , ceiling light point and central heating radiator.

## FAMILY BATHROOM

having PVCu double glazed frosted window to rear elevation , inset ceiling spotlights, heating towel rail, panelled bath having mixer tap over, shower screen fitted with thermostatic mixer shower over having tiled surround, WC, wash hand basin having mixer tap over and tiled flooring.

## OUTSIDE

### FORE GARDEN

having tarmacadam driveway, slabbed pathway and brick wall borders.

### REAR GARDEN

having large patio entertaining area, lawned area, brick built outbuilding, and fenced borders.

## 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.


# 29 Holly Lane, Walsall Wood



Ground Floor



1st Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 