

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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11 Vigo Close, Walsall Wood, WS9 9LH Guide Price £195,000

An extended semi detached family residence in need of general modernisation situated in this popular location close to local amenities.

* Canopy Porch * Reception Hall * Lounge / Dining Room * Fitted Kitchen * Sun Room / Utility
* Three Bedrooms * Bathroom * Off Road Parking * Recessed Garage * Electric Heating *
PVCu Double Glazing * No Upward Chain *

Council Tax Band B
Local Authority - Walsall



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



11 Vigo Close, Walsall Wood



Lounge / Diner



Lounge / Diner



Fitted Kitchen



Sun Room / Utility

11 Vigo Close, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

11 Vigo Close, Walsall Wood



Rear Garden



Rear Elevation



Recessed Single Garage

11 Vigo Close, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended semi detached family residence that is in need of general modernisation. The property is situated in this popular location close to 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 electric heating and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

having PVCu double glazed frosted entrance door and window to front elevation and ceiling light point.

LOUNGE / DINING ROOM

6.35m x 3.61m (20'10 x 11'10)

having PVCu double glazed bow window to front elevation, PVCu double glazed patio door to rear elevation, two ceiling light points, ceiling coving and feature fireplace with gas fire fitted.

FITTED KITCHEN

2.21m x 2.21m (7'03 x 7'03)

having door and window to rear elevation, ceiling light point, range of fitted wall, base units and drawers, working surfaces with inset bowl and half drainer sink having mixer tap over, integrated electric oven and gas hob having extractor canopy over.

SUN ROOM / UTILITY

4.19m x 2.21m (13'09 x 7'03)

having PVCu double glazed frosted door to rear elevation, PVCu double glazed windows to rear and side elevations, ceiling light point, ceiling coving, space and plumbing for washing machine and fridge/freezer.

FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point, electric storage heater, loft access and airing cupboard off.

BEDROOM ONE

3.05m x 2.69m (10'12 x 8'10)

having PVCu double glazed window to rear elevation, ceiling light point and ceiling coving.

BEDROOM TWO

2.95m x 2.69m (9'08 x 8'10)

having PVCu double glazed window to front elevation and ceiling light point.

11 Vigo Close, Walsall Wood

BEDROOM THREE

2.03m x 1.91m (6'08 x 6'03)

having PVCu double glazed window to front elevation and ceiling light point.

BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, pedestal wash hand basin, WC, panelled bath having electric shower over and shower screen fitted, and tiled walls.

OUTSIDE

FORE GARDEN

having tarmac drive, lawned area with mature shrub borders and brick wall border.

REAR GARDEN

having slabbed patio area, lawned area with mature shrubs, fenced borders and useful shed.

RECESSED SINGLE GARAGE

4.90m x 2.39m (16'01 x 7'10)

having up and over garage door and electricity.

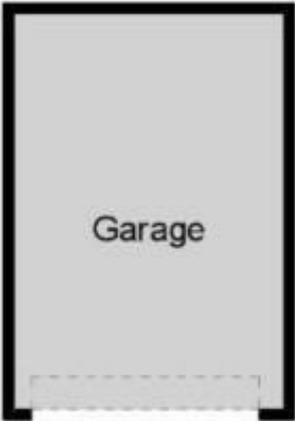
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

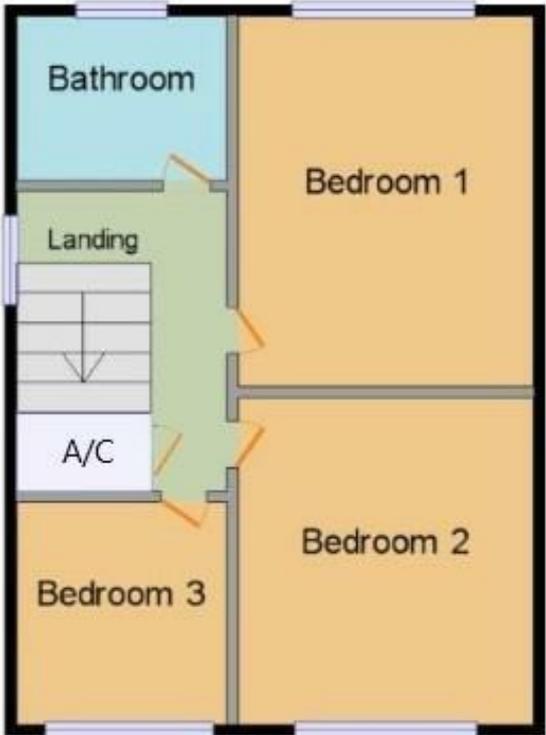
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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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Ground Floor



1st Floor

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

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