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12 Blackberry Lane, Walsall Wood, WS9 9RQ **Guide Price £290,000**

***** REDUCED FOR QUICK SALE *****

A spacious modern detached family residence in need of general modernisation, occupying an excellent position on this sought after development close to Shire Oak Nature Reserve and local amenities.

- * Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility * Guests Cloakroom
- * 4 Bedrooms - Master With En Suite Shower Room * Family Bathroom * Garage * Gas Central Heating *
- PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



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Lounge



Dining Room



Fitted Kitchen

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Utility



Guest Cloakroom



Bedroom One



En Suite



Bedroom Two

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Bedroom Three



Bedroom Four



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious modern detached family residence that is in need of general modernisation. The property occupies an excellent position on this sought after development close to Shire Oak 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:

FULLY ENCLOSED PORCH

PVCu double glazed double opening doors and windows to front elevation and wall light point.

RECEPTION HALL

entrance door, central heating radiator and ceiling light point.

LOUNGE

4.80m x 4.19m (15'9" x 13'9")

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted, two central heating radiators, two ceiling light points and two wall light points.

DINING ROOM

3.15m x 2.74m (10'4" x 9')

double glazed sliding patio door leads to the rear garden, central heating radiator and ceiling light point.

FITTED KITCHEN

3.71m max x 3.15m (12'2" max x 10'4")

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, built in electric oven and gas hob, fluorescent strip light, central heating radiator and useful pantry off.

UTILITY

2.13m x 1.98m (7' x 6'6")

PVCu double glazed window to rear elevation and door leading to the rear gardens, working surface with inset stainless steel single drainer sink having mixer tap over and basin unit below, plumbing for washing machine, central heating radiator, ceiling light point and wall mounted 'Glow worm' central heating boiler.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, wash hand basin, ceiling light point and central heating radiator.

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FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.96m x 3.38m (13' x 11'1)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure, pedestal wash hand basin, wc, central heating radiator and ceiling light point.

BEDROOM TWO

3.28m x 2.46m (10'9 x 8'1)

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

BEDROOM THREE

2.97m x 2.49m (9'9 x 8'2)

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

BEDROOM FOUR

2.49m x 2.44m (8'2 x 8')

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, wc, central heating radiator and ceiling light point.

OUTSIDE

GARAGE

4.88m x 2.49m (16' x 8'2)

up and over door, fluorescent strip light and access to the kitchen.

FORE GARDEN

tarmacadam driveway, lawn and gated side access leading to:

REAR GARDEN

paved patio area, lawn, side borders, timber fencing and useful shed.

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

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