

CHRIS FOSTER & Daughter

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193 Lichfield Road, Walsall Wood, WS9 9NX Guide Price £209,995

A traditional style three bedroom semi detached residence conveniently situated in this popular residential location close to local amenities.

* Reception Hall * Extended Through Lounge/Dining Room * Extended Kitchen * Three Bedrooms * Bathroom * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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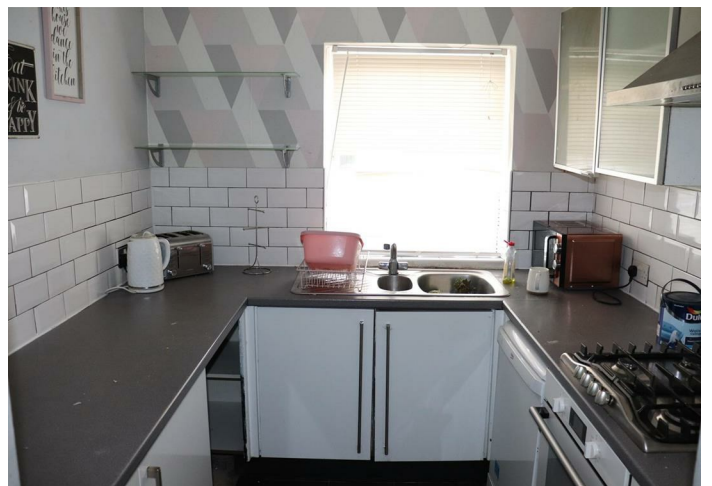
193 Lichfield Road, Walsall Wood



Extended Through Lounge/Dining Room



Extended Through Lounge/Dining Room



Extended Fitted Kitchen

193 Lichfield Road, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

193 Lichfield Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this traditional style three bedroom semi detached residence that is conveniently situated within this popular residential 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 a gas central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, central heating radiator and under stairs storage cupboard off.

EXTENDED THROUGH LOUNGE/DINING ROOM

10.31m x 3.35m (33'10 x 11'0)

PVCu double glazed bay window to front elevation, PVCu double glazed patio doors leading to the rear gardens, feature fireplace, laminate floor covering, three ceiling light points and three central heating radiators.

EXTENDED KITCHEN

4.90m x 2.29m (16'1 x 7'6)

PVCu double glazed window to rear elevation, additional PVCu double glazed frosted window to side, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink and tiled surround, built in electric oven, gas hob, stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, tiled floor, two ceiling light points and central heating radiator.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

3.51m x 3.35m (11'6 x 11'0)

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

BEDROOM TWO

3.35m x 3.35m max (11'0 x 11'0 max)

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

BEDROOM THREE

2.29m x 1.91m (7'6 x 6'3)

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

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BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with mixer tap and shower attachment fitted, separate shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

having block paved frontage providing extensive off road parking.

REAR GARDEN

having lawn 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 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	56	84
(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