

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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15 Wilderness Lane, Great Barr, B43 7RT Guide Price £299,950

A well maintained and presented, extended traditional style semi detached family residence occupying a convenient position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted Kitchen * Conservatory * Ground Floor Shower Room * Three Bedrooms * Bathroom * Garage To Rear
* Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Sandwell



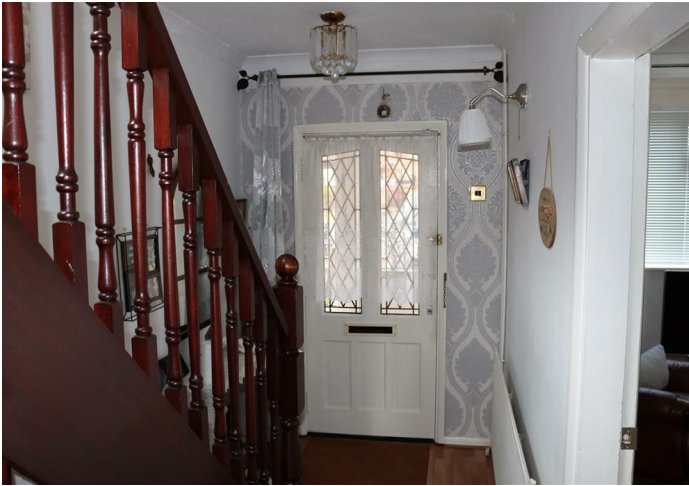
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Company Number: 11253248



15 Wilderness Lane, Great Barr



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen

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Fitted Kitchen



Conservatory



Ground Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two

15 Wilderness Lane, Great Barr



Bedroom Three



Bathroom



Rear Garden

15 Wilderness Lane, Great Barr

An internal inspection is highly recommended to begin to fully appreciate this well maintained and presented, extended traditional style semi detached residence that occupies a convenient position in this sought after residential location.

The property is extremely accessible to local amenities including shops, leisure facilities and schools including St Margaret's Church of England Primary School and the Q3 Academy that is in within walking distance. Public transport links provide access to surrounding areas including Birmingham City Centre, whilst commuters will also find that the M6/M5 motorway link is close at hand providing ease of access to many surrounding centres of commerce.

The accommodation that enjoys the benefit of a gas fired central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

having entrance door, laminate floor covering, central heating radiator, ceiling light point and wall light point.

THROUGH LOUNGE/DINING ROOM

8.28m x 3.15m max (27'2 x 10'4 max)

PVCu double glazed bay window to front elevation, feature fireplace, two ceiling light points, two central heating radiators, PVCu double glazed window to rear and door leading to:

REAR LOBBY

having ceiling light point, storage loft, access to the conservatory and door leading to:

GROUND FLOOR SHOWER ROOM

2.44m x 2.06m (8'0 x 6'9)

PVCu double glazed frosted window to rear elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, ceiling light point, central heating radiator and extractor fan.

FITTED KITCHEN

3.66m x 1.98m (12'0 x 6'6)

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, tiled floor, ceiling spotlights, central heating radiator and PVCu double glazed, double opening doors leading to:

CONSERVATORY

3.76m x 2.67m min (12'4 x 8'9 min)

PVCu double glazed, double opening doors and windows to the rear elevation, tiled floor, ceiling light/fan and central heating radiator.

FIRST FLOOR LANDING

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

15 Wilderness Lane, Great Barr

BEDROOM ONE

4.34m x 3.20m (14'3 x 10'6)

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

BEDROOM TWO

3.91m x 2.90m (12'10 x 9'6)

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

BEDROOM THREE

2.18m x 1.68m (7'2 x 5'6)

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

BATHROOM

2.82m x 1.98m (9'3 x 6'6)

PVCu double glazed frosted window to side elevation, panelled bath with electric shower over, pedestal wash hand basin, WC, tiled walls, fluorescent strip light, central heating radiator and airing cupboard off housing the "Worcester" central heating boiler.

OUTSIDE

FORE GARDEN

having block paved driveway providing off road parking, gravelled borders with inset shrubs.

REAR GARDEN

block paved patio, lawn, side borders and shrubs, greenhouse and additional rear paved area.

DETACHED GARAGE TO REAR

approached via gated private driveway.

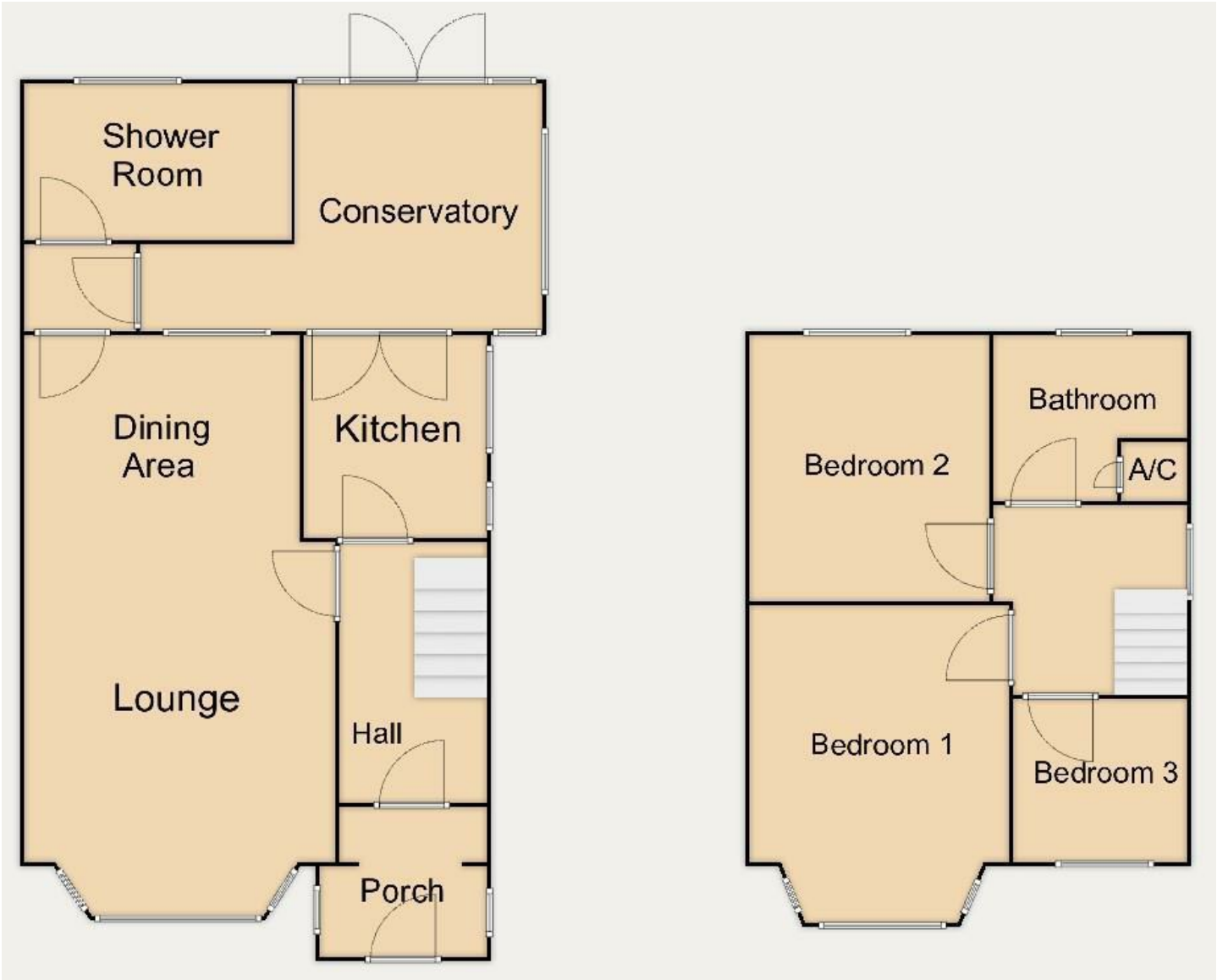
GENERAL INFORMATION

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.

15 Wilderness Lane, Great Barr



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		
	61	77
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		