

# CHRIS FOSTER & Daughter

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**93 Main Street, Stonnall, WS9 9DY**  
**Guide Price £325,000**

A superbly appointed and tastefully refurbished 3 storey semi detached cottage that has been extended to provide a deceptively spacious home in this sought after semi rural village location with open aspect to rear.

\* Lounge/Dining Room \* Luxury Fitted Kitchen/Dining/Sitting Room \* Ground Floor Shower Room \* 3 Bedrooms - Master With En Suite WC \* Landscaped Garden \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Lichfield



**6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA**  
**Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)**  
**Chris Foster & Daughter Limited – Registered in England and Wales**  
**Company Number: 11253248**

# 93 Main Street, Stonnall



Lounge/Dining Room



Lounge/Dining Room



Luxury Kitchen/Dining/Sitting Room

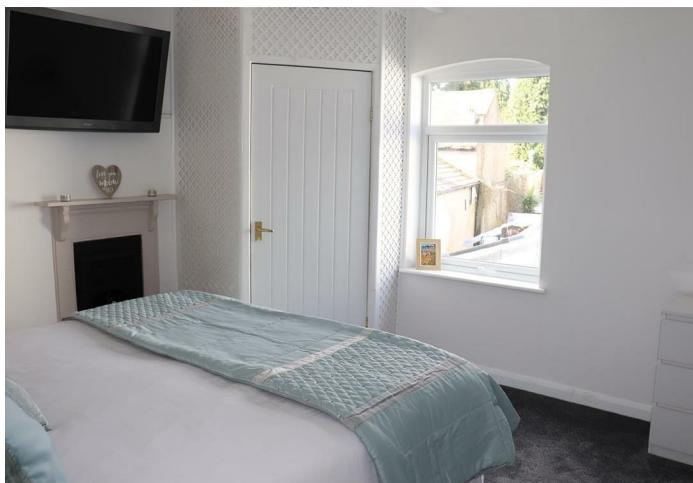
# 93 Main Street, Stonnall



Luxury Kitchen/Dining/Sitting Room



Shower Room



Bedroom One

# 93 Main Street, Stonnall



En Suite WC



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



# 93 Main Street, Stonnall



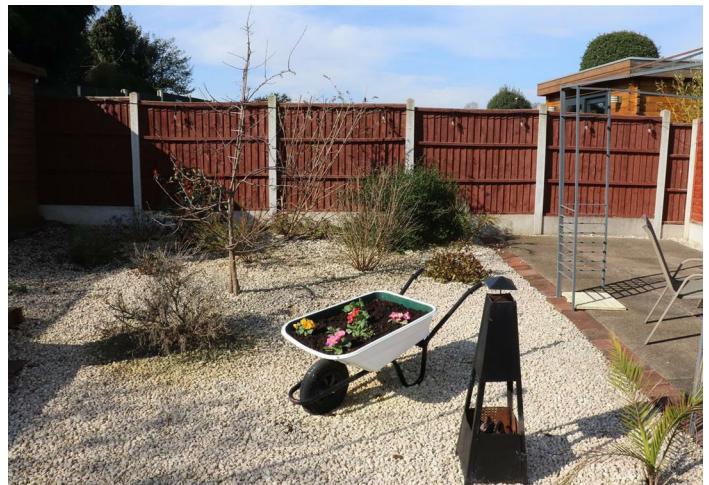
Rear Aspect



Landscaped Garden



Landscaped Garden



Outside Bar



Rear Elevation

# **93 Main Street, Stonnall**

An internal inspection is essential to begin to fully appreciate this superbly appointed and tastefully refurbished 3 storey semi detached cottage that has been extended to provide a deceptively spacious home set in this sought after semi rural village location with open aspect to rear.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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

## **LOUNGE/DINING ROOM**

6.78m x 3.91m (22'3 x 12'10)

composite entrance door and PVCu double glazed window to front elevation, feature fireplace with gas coal effect fire fitted and additional recessed fireplace to the dining area, two ceiling light points, two central heating radiators and storage cupboard off.

## **EXTENDED LUXURY FITTED KITCHEN/DINING/SITTING ROOM**

5.87m x 5.11m (19'3 x 16'9)

PVCu double glazed double opening doors leading to the rear garden, PVCu double glazed windows to side elevation and two additional 'Velux' windows, tiled floor, ceiling light point and additional inset ceiling spotlights, central heating radiator, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer and further under counter fridge and storage cupboard off housing the central heating boiler.

## **GROUND FLOOR SHOWER ROOM**

PVCu double glazed frosted window to side elevation, shower enclosure, vanity wash hand basin, wc, chrome heated towel rail, tiled floor, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

ceiling light point.

## **BEDROOM ONE**

3.91m x 3.43m (12'10 x 11'3)

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

## **EN SUITE WC**

wc, vanity wash hand basin with storage cupboard below, tiled floor and ceiling light point.

# **93 Main Street, Stonnall**

## **BEDROOM TWO**

3.15m x 3.05m (10'4 x 10')

PVCu double glazed window to front elevation, ornamental cast iron fireplace, central heating radiator and ceiling light point and access to staircase leading to:

## **SECOND FLOOR**

### **BEDROOM THREE**

4.42m x 3.66m (14'6 x 12')

two 'Velux' windows to rear elevation, central heating radiator and ceiling light point.

## **OUTSIDE**

### **LANDSCAPED GARDEN**

gated side access, paved patio and pathways, outside tap and power supply, gravelled areas with inset shrubs, raised beds, outside bar with further seating area, additional paved patio, useful shed and open aspect.

## **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.

# 93 Main Street, Stonnall



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 <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	