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23 Blackberry Lane, Walsall Wood, WS9 9RQ Guide Price £410,000

An extremely spacious, well presented modern detached family residence occupying a sweeping corner plot on this sought after development, close to Shire Oak Park Nature Reserve and local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Conservatory * Luxury Fitted Kitchen * Utility * Guest Cloakroom * 4 Bedrooms - Master En Suite * Family Bathroom * Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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23 Blackberry Lane, Walsall Wood



Reception Hall



Lounge



Lounge



Dining Room



Conservatory



Luxury Fitted Kitchen

23 Blackberry Lane, Walsall Wood

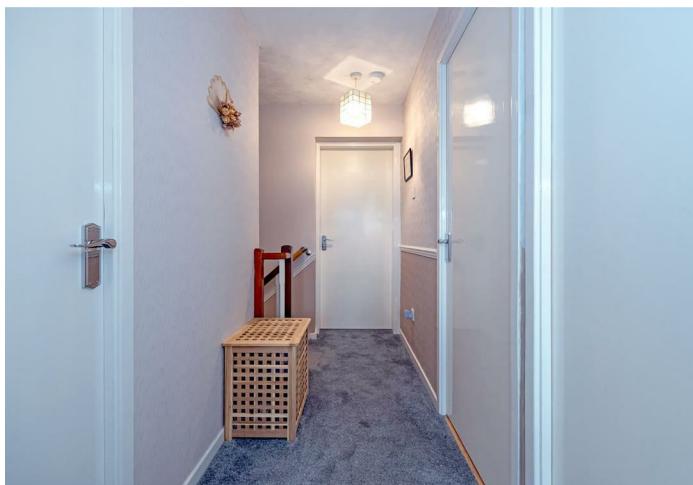


Luxury Fitted Kitchen



Utility

Guest Cloakroom



First Floor Landing

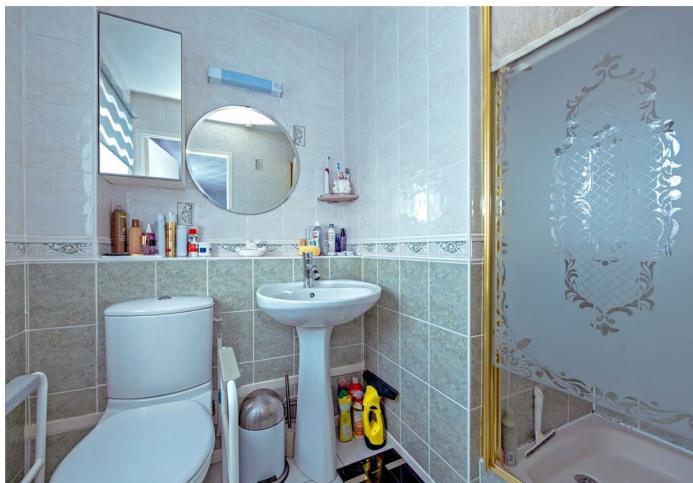


Bedroom One

23 Blackberry Lane, Walsall Wood



Bedroom One



En Suite

Bedroom Two



Bedroom Two



Bedroom Three

23 Blackberry Lane, Walsall Wood



Bedroom Three



Bedroom Four



Bathroom



Rear Elevation



Rear Garden

23 Blackberry Lane, Walsall Wood

An internal inspection is essential to begin to fully appreciate this extremely spacious, well presented modern detached family residence that occupies a sweeping corner plot on this sought after development, close to Shire Oak Park 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 Shire Oak Academy, 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 and hockey 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 door and windows to front elevation, wall light point and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, central heating radiator and ceiling light point.

LOUNGE

4.95m x 4.06m (16'3 x 13'4)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, laminate floor covering, ceiling light point, two wall light points, central heating radiator, dado rail and double opening doors leading to:

DINING ROOM

3.30m x 3.18m (10'10 x 10'5)

laminate floor covering, ceiling light point, central heating radiator and PVCu double glazed sliding patio doors lead to:

CONSERVATORY

3.00m x 2.87m (9'10 x 9'5)

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

LUXURY FITTED KITCHEN

4.34m x 3.25m (14'3 x 10'8)

two PVCu double glazed windows to the rear elevation, range of luxury fitted white high gloss wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink with mixer tap over, built in 'Siemens' electric oven and hob with extractor canopy over, central heating radiator, two ceiling light points, tiled floor and Pantry off.

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UTILITY

2.31m x 1.78m (7'7 x 5'10)

PVCu double glazed door to side, tiled floor, space and plumbing for washing machine, fitted wall unit and ceiling light point.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, wc, wash hand basin, tiled floor, ceiling light point, central heating radiator and storage loft.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

4.09m x 3.71m (13'5 x 12'2)

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

EN SUITE SHOWER ROOM

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

BEDROOM TWO

4.06m x 2.44m (13'4 x 8')

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

BEDROOM THREE

3.00m x 2.74m (9'10 x 9')

PVCu double glazed window to rear elevation, built in storage cupboard, central heating radiator, laminate floor covering and ceiling light point.

BEDROOM FOUR

2.74m x 2.08m (9' x 6'10)

PVCu double glazed window to rear elevation, built in storage cupboard, central heating radiator, laminate floor covering and ceiling light point.

FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath having mixer tap with shower attachment over, pedestal wash hand basin, wc, laminate floor covering, chrome heated towel rail, ceiling light point and tiled walls.

GARAGE

4.80m x 2.46m (15'9 x 8'1)

up and over door to front, fluorescent strip light, wall mounted central heating boiler and access to the utility.

FORE/SIDE GARDENS

block paved double width driveway, lawn, shrubs and additional area to side with mature well maintained shrubs and bushes.

REAR GARDEN

side access, paved patio, shaped lawn with side borders, trees and shrubs, additional rear paved area with shed, timber fencing and additional shed to side.

GENERAL INFORMATION

23 Blackberry Lane, Walsall Wood

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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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	