

# CHRIS FOSTER & Daughter

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## 35 Poxon Road, Walsall Wood, WS9 9JN Guide Price £219,950

A well presented semi detached residence that is conveniently situated in this popular residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Conservatory \* Fitted Kitchen \* Utility \* Study/Bedroom \* Playroom/Bedroom \* Two First Floor Bedrooms \* Modern Bathroom \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band A  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248

# 35 Poxon Road, Walsall Wood



Lounge



Conservatory

Fitted Kitchen



Utility

Study/Bedroom

# 35 Poxon Road, Walsall Wood



Play Room/Bedroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Modern Bathroom

# 35 Poxon Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this well presented, semi detached residence that occupies a convenient position in this popular residential location and within easy reach of 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 sliding patio door and windows to the front elevation and ceiling spotlights.

## **RECEPTION HALL**

PVCu double glazed entrance door, tiled floor, central heating radiator, ceiling light point and under stairs recess.

## **LOUNGE**

6.05m x 3.45m (19'10 x 11'4)

PVCu double glazed window to front elevation with fitted shutter blinds, feature fireplace with log burner, laminate floor covering, ceiling light point, modern vertical central heating radiator and sliding patio door leading to:

## **CONSERVATORY**

3.20m x 2.67m (10'6 x 8'9)

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

## **FITTED KITCHEN**

3.20m x 2.29m (10'6 x 7'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker and washing machine, tiled floor, central heating radiator, ceiling light point and extractor fan.

## **UTILITY**

4.80m x 1.50m (15'9 x 4'11)

PVCu double glazed double opening doors lead to the rear gardens, central heating radiator, ceiling light point, working surface and space for appliances.

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## PLAYROOM/BEDROOM

3.28m x 1.52m (10'9 x 5'0)

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

## STUDY/BEDROOM

11'9 x 5'0

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

## FIRST FLOOR LANDING

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

## BEDROOM ONE

3.89m x 2.74m (12'9 x 9'0)

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

## BEDROOM TWO

3.43m x 2.67m (11'3 x 8'9)

PVCu double glazed window to rear elevation, fitted wardrobes, central heating radiator, ceiling light point and storage cupboard off.

## MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with overhead and handheld shower attachments, shower screen fitted, vanity wash hand basin, WC unit with storage cupboard below, tiled walls and floor, ceiling light point and chrome heated towel rail.

## OUTSIDE

### FORE GARDEN

having paved frontage providing off road parking.

### REAR GARDEN

paved patio area and path, lawn, outside tap 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.

# 35 Poxon Road, Walsall Wood



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	