

CHRIS FOSTER & Daughter

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9 Barns Close, Walsall Wood, WS9 9BD Guide Price £379,950

A greatly extended 4 bedroom detached family residence occupying a sweeping corner position in this quiet residential cul-de-sac and within easy reach of local amenities.

* Popular Location * Well Presented Accommodation * Two Storey Side Extension * Reception Hall * Lounge * Sitting/Dining Room/Bedroom 5 * Fitted Kitchen * Utility * Ground Floor Shower Room * 4 Bedrooms * Modern Bathroom * Detached Garage * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



9 Barns Close, Walsall Wood



Lounge



Sitting/Dining Room/Bedroom Five



Fitted kitchen

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Utility



Ground Floor Shower Room



First Floor Landing



Bedroom One

9 Barns Close, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



9 Barns Close, Walsall Wood



Modern Bathroom



Rear Garden



Rear Elevation

9 Barns Close, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this greatly extended 4 bedroom detached family residence that occupies a sweeping corner position in this quiet residential cul-de-sac 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:

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and understairs storage cupboard off.

LOUNGE

5.59m x 3.48m (18'4 x 11'5)

two PVCu double glazed windows to rear elevation, feature fireplace with gas flame effect fire fitted, two central heating radiators, ceiling light point and two wall light points.

FITTED KITCHEN

3.40m x 2.97m (11'2 x 9'9)

PVCu double glazed window to front elevation, and door to side, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, washing machine and fridge/freezer, central heating radiator and ceiling light point.

SITTING/DINING ROOM/BEDROOM FIVE EXTENSION

5.94m x 3.73m (19'6 x 12'3)

PVCu double glazed windows to front and side elevations, PVCu double glazed patio doors to the rear, two ceiling light points, central heating radiator and two additional wall mounted gas heaters.

UTILITY

2.77m x 2.39m (9'1 x 7'10)

fitted wall and base units, working surface with space for appliances below, space for fridge/freezer, ceiling light point, central heating radiator and extractor fan.

LUXURY GROUND FLOOR SHOWER ROOM

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

9 Barns Close, Walsall Wood

FIRST FLOOR LANDING

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

BEDROOM ONE

3.45m x 3.38m (11'4 x 11'1)

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

BEDROOM TWO

3.51m x 3.05m (11'6 x 10')

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

BEDROOM THREE

2.57m x 2.46m (8'5 x 8'1)

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

BEDROOM FOUR EXTENSION

5.94m x 3.73m (19'6 x 12'3)

PVCu double glazed windows to front and rear elevations, central heating radiator and two ceiling light points.

MODERN BATHROOM

PVCu double glazed frosted window to front elevation, 'P' shaped bath with electric 'Triton' shower over, vanity wash hand basin and wc unit with storage cupboard below, tiled walls, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

block paved frontage providing extensive off road parking, walled boundary and double opening gates to side, outside lighting and access to:

DETACHED SIDE GARAGE

REAR GARDEN

gated access to both sides of the property, paved patio, artificial lawn, outside lighting and additional paved area behind the garage.

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.

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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	