

CHRIS FOSTER & Daughter

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65 Brook Lane, Walsall Wood, WS9 9NA Guide Price £295,000

An extremely well presented, spacious, extended 3 bedroom semi detached residence, occupying an excellent position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Extended Lounge/Dining Room * Sitting Room * Extended Fitted Kitchen * Utility * Ground Floor Shower Room * 3 Bedrooms * Modern Shower Room * Storage Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



65 Brook Lane, Walsall Wood



Reception Hall



Sitting Room



Extended Lounge/Dining Room



Dining Area



Fitted Kitchen

65 Brook Lane, Walsall Wood



Fitted Kitchen



Utility



Ground Floor Shower Room



Ground Floor Shower Room



First Floor Landing

65 Brook Lane, Walsall Wood



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

65 Brook Lane, Walsall Wood



Bedroom Three



Shower Room



Shower Room



Rear Garden



Rear Garden



Rear Elevation

65 Brook Lane, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented, spacious, extended 3 bedroom semi detached residence, that occupies an excellent position in this sought after residential location 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 door and window to front, tiled floor and ceiling light point.

RECEPTION HALL

entrance door, laminate floor covering, radiator and ceiling light point.

SITTING ROOM

3.66m x 3.20m (12' x 10'6)

PVCu double glazed bay window to front, radiator, ceiling light point and laminate floor covering.

EXTENDED LOUNGE/DINING ROOM

6.60m x 5.13m max dims (21'8 x 16'10 max dims)

being 'L' shaped with PVCu double glazed double opening doors to rear, feature fireplace with gas flame effect fire fitted, laminate floor covering, two radiators, two ceiling light points, two wall light points and storage cupboard off.

EXTENDED FITTED KITCHEN

4.04m x 2.72m (13'3 x 8'11)

PVCu double glazed door and window to rear, tiled floor, ceiling spotlights, chrome heated towel rail, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric double oven and hob with stainless steel extractor canopy over, space for fridge/freezer and dishwasher.

UTILITY

2.44m x 1.93m (8' x 6'4)

two ceiling light points, radiator, tiled floor, fitted wall and base units, working surface with inset stainless steel single drainer sink having mixer tap over, space for washing machine, wall mounted 'Ideal' central heating boiler and extractor fan.

SHOWER ROOM

tiled shower enclosure, wc, wash hand basin, tiled floor, radiator, ceiling light point and extractor fan.

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FIRST FLOOR LANDING

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

BEDROOM ONE

3.89m x 3.20m (12'9 x 10'6)

PVCu double glazed bay window to front, fitted wardrobes, laminate floor covering, radiator and ceiling light point.

BEDROOM TWO

3.35m x 3.25m (11' x 10'8)

PVCu double glazed window to rear, fitted wardrobes, laminate floor covering, radiator and ceiling light point.

BEDROOM THREE

2.29m x 1.83m (7'6 x 6')

PVCu double glazed window to front, laminate floor covering, radiator and ceiling light point.

MODERN SHOWER ROOM

PVCu double glazed window to rear, corner shower enclosure, vanity wash hand basin with storage cupboard below, wc, chrome heated towel rail, ceiling light point and extractor fan.

STORAGE GARAGE

3.20m x 1.93m (10'6 x 6'4)

up and over door to front, light and power.

FORE GARDEN

block paved driveway, gravelled area, shrubs and outside light.

REAR GARDEN

paved patio, shaped lawn with well stocked borders, trees and shrubs, outside tap and light and useful shed.

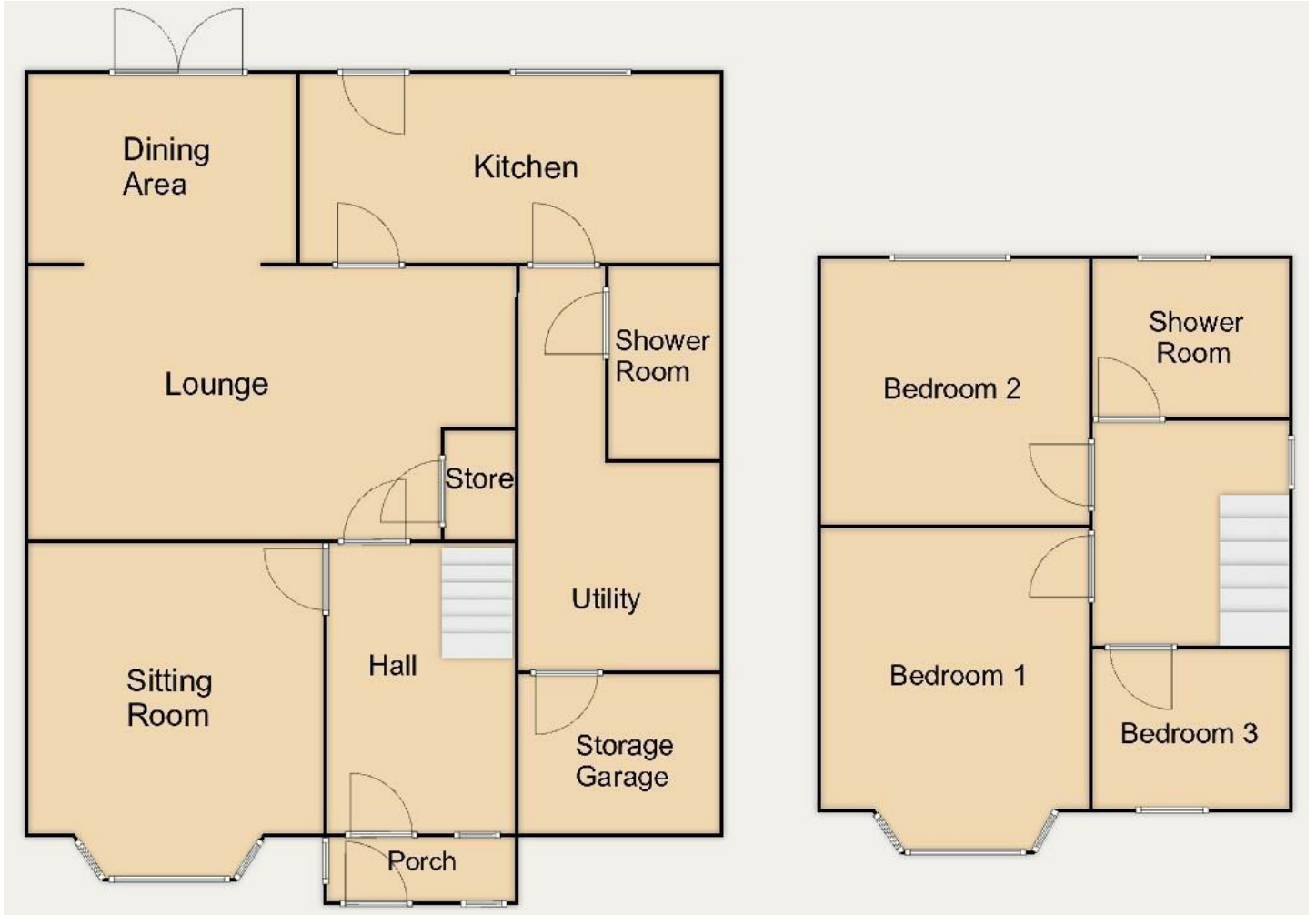
GENERAL INFORMATION

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		77

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		