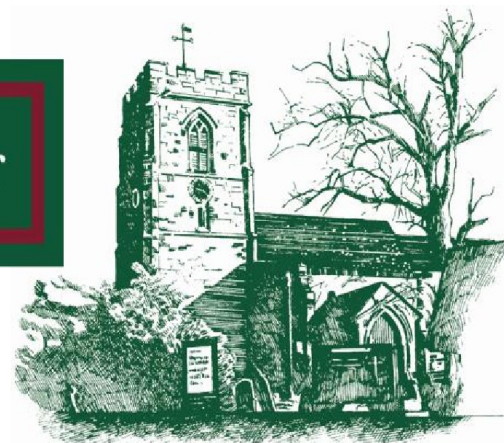


# CHRIS FOSTER & Daughter

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## 2 Sunnyside, Walsall Wood Guide Price £149,950

A conveniently located Semi Detached residence occupying a quiet Cul-De-Sac position in this popular residential location.

\* Reception Hall \* Lounge \* Separate Dining Room \* Fitted Kitchen \* Two Bedrooms \*  
Bathroom \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing  
\* No Upward Chain \*

Post code: WS9 9LD

Directions: A-Z Page 22 Ref: 5C



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Proprietor: Christopher A Foster





## 2 Sunnyside, Walsall Wood



Lounge



Dining Room



Fitted Kitchen



## 2 Sunnyside, Walsall Wood



Bedroom One



Bedroom Two



Bathroom



Rear Garden

## 2 Sunnyside, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this conveniently located Semi Detached residence occupying a quiet Cul-Se-Sac 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 fired central heating system and PVCu double glazing briefly comprises of the following:

### **FULLY ENCLOSED PORCH**

having PVCu double glazed door to front elevation, tiled floor, ceiling light point, access to the garage, PVCu double glazed door leading to the side entry and access to:

### **RECEPTION HALL**

having PVCu double glazed entrance door, central heating radiator and ceiling light point.

### **LOUNGE**

4.50m x 3.30m (14'9 x 10'10)

having PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point, ceiling coving and double opening doors leading to:

### **DINING ROOM**

3.68m x 2.36m (12'1 x 7'9)

having PVCu double glazed door and full height window to rear elevation, central heating radiator, ceiling light point and ceiling coving.

### **FITTED KITCHEN**

3.45m x 1.83m (11'4 x 6'0)

having PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset sink and tiled surround, built in electric oven and hob with extractor canopy over, ceiling light point, ceiling coving, space and plumbing for automatic washing machine, useful pantry off and PVCu double glazed door leading to the side entry.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

4.50m x 3.35m (14'9 x 11'0)

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

## 2 Sunnyside, Walsall Wood

### **BEDROOM TWO**

3.45m x 2.21m (11'4 x 7'3)

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

### **BATHROOM**

having PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment over, shower screen fitted, tiled surround, WC, pedestal wash hand basin, ceiling light point, central heating radiator and airing cupboard off housing the central heating boiler.

### **GARAGE**

4.95m x 2.44m (16'3 x 8'0)

having up and over door and light point.

### **FORE GARDEN**

having Tarmacadam driveway, lawn, floral borders and display and external light.

### **REAR GARDEN**

having paved patio area, lawn, side borders, timber fencing and cold water tap.

### **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 Property Misdescriptions Act 1991 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.

## 2 Sunnyside, Walsall Wood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>88</div>
(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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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