

CHRIS FOSTER & Daughter

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40 Lichfield Road, Sandhills Guide Price £299,950

An extremely spacious and well presented Detached family residence occupying an excellent position in this popular semi rural location.

* Fully Enclosed Porch * Reception Hall * Guest Cloak Room * Impressive Through Lounge * Separate Dining Room * Modern Fitted Breakfast Kitchen * Utility * Three Bedrooms * Modern Bathroom * Garage and Extensive off Road Parking * Good Size Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain *

Post code: WS9 9PE

Directions: A-Z Page 33 Ref: 5E



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

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Proprietor: Christopher A Foster



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Lounge



Guest Cloak Room



Dining Room

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Kitchen



Bedroom One



Bedroom Two

40 Lichfield Road, Sandhills



Bedroom Three



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this extremely spacious and well presented Detached family residence occupying an excellent position in this popular semi rural location yet remaining 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 double opening doors and windows to front elevation and tiled floor.

RECEPTION HALL

having PVCu double glazed entrance door and full height side window, tiled floor, central heating radiator, two wall light points and central heating thermostat.

GUEST CLOAKROOM

having PVCu double glazed frosted window to side elevation, WC, wash hand basin, ceiling light point, tiled floor and electric panel heater.

IMPRESSIVE THROUGH LOUNGE

6.76m x 3.43m (22'2 x 11'3)

having PVCu double glazed bow window to front elevation, PVCu double glazed double opening French doors lead to the rear gardens, feature fireplace with gas coal effect fire fitted and side plinths, two central heating radiators, inset ceiling spotlights, ceiling coving and being open plan to:

DINING ROOM

3.91m x 3.07m (12'10 x 10'1)

having PVCu double glazed window to side elevation, central heating radiator, inset ceiling spotlights and ceiling coving.

MODERN FITTED BREAKFAST KITCHEN

3.91m x 2.82m (12'10 x 9'3)

having PVCu double glazed picture window overlooking the rear gardens, range of modern fitted white high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, breakfast bar, space for range style oven with stainless steel extractor canopy over, integrated dishwasher, fridge and freezer, tiled floor, central heating radiator and inset ceiling spotlights.

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UTILITY

3.40m x 1.93m (11'2 x 6'4)

having PVCu double glazed door leading to the rear gardens, tiled floor, space and plumbing for automatic washing machine, fluorescent strip light and PVCu double glazed door leading to paved courtyard with brick built storage shed, cold water tap and access to the garage.

FIRST FLOOR LANDING

having PVCu double glazed window to front elevation, ceiling light point and airing cupboard off housing the "Baxi" central heating boiler.

BEDROOM ONE

3.91m x 3.66m max (12'10 x 12'0 max)

having PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and PVCu double glazed double opening doors leading to small balcony area.

BEDROOM TWO

3.66m x 3.45m (12'0 x 11'4)

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

BEDROOM THREE

3.00m x 2.51m (9'10 x 8'3)

having PVCu double glazed window to front elevation, built in wardrobe, central heating radiator, ceiling light point and additional storage cupboard off.

MODERN BATHROOM

having PVCu double glazed frosted window to side elevation, panelled bath, WC, pedestal wash hand basin, corner shower enclosure, fully tiled walls and floor, chrome heated towel rail, inset ceiling spotlights, extractor fan and loft access.

OUTSIDE - GARAGE

5.33m x 2.77m (17'6 x 9'1)

having up and over door and fluorescent strip light.

DEEP FORE GARDEN

having block paved driveway providing extensive off road parking, lawn, side borders and external light.

GOOD SIZE REAR GARDENS

having paved patio area, shaped lawn, mature borders, trees and shrubs.

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.

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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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