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8 Lawnswood Drive, Walsall Wood Reduced To £245,000

A particularly spacious Detached Bungalow residence that has been tastefully refurbished, occupying a quiet Cul-De-Sac position in this popular residential location close to local amenities.

* Reception Hall * Lounge/Dining Room * Luxury Fitted Kitchen * Utility * Two Double Bedrooms * Luxury Bathroom * Enclosed Rear Garden * Recessed Side Garage * Car Port * Extensive Off Road Parking * Gas Central Heating System * Double Glazing * No Upward Chain *

Post code: WS9 9HY

Directions: A-Z Page 22 Ref: 4C



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

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Proprietor: Christopher A Foster



8 Lawnswood Drive, Walsall Wood



Lounge/Dining Room



Lounge/Dining Room



Luxury Fitted Kitchen

8 Lawnswood Drive, Walsall Wood



Luxury Fitted Kitchen



Utility



Bedroom One



Bedroom One

8 Lawnswood Drive, Walsall Wood



Bedroom Two



Luxury Bathroom



Rear Garden

8 Lawnswood Drive, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious Detached Bungalow residence that has been tastefully refurbished by the present owner. The property occupies a quiet Cul-De-Sac position in this popular residential location close to 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 double glazing, briefly comprises the following:

RECEPTION HALL

having composite entrance door, central heating radiator, ceiling coving, two ceiling light points, cloaks cupboard, airing cupboard and large storage cupboard off with light point and housing the central heating timer controls.

LOUNGE/DINING ROOM

5.79m x 3.63m (19' x 11'11")

having PVCu double glazed window to front elevation, central heating radiator, feature fireplace with gas coal effect fire fitted, two ceiling light points, ceiling coving and built in bookcase.

LUXURY FITTED KITCHEN

3.23m x 3.15m (10'7" x 10'4")

having double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, integrated fridge, central heating radiator, ceiling light point, ceiling coving and door leading to:

UTILITY

3.53m x 2.29m (11'7" x 7'6")

having PVCu double glazed windows to the rear and side elevations, door leading to the rear gardens, access to the garage, stainless steel sink with base unit below, plumbing for automatic washing machine, central heating radiator, ceiling light point and ceiling coving.

BEDROOM ONE

3.96m x 3.63m (13' x 11'11")

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

BEDROOM TWO

3.33m x 3.28m (10'11" x 10'9")

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

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LUXURY BATHROOM

having PVCu double glazed frosted window to side elevation, panelled bath, vanity wash hand basin, WC, ceiling light point, tiled walls and floor and chrome heated towel rail.

OUTSIDE

FORE GARDEN

having block paved frontage providing extensive off road parking, security light and access to:

CAR PORT

giving access to:

RECESSED SIDE GARAGE

6.05m x 2.79m (19'10 x 9'2)

having up and over door to front, PVCu double glazed window to rear, ceiling light point and wall mounted "Vaillant" combination central heating boiler.

REAR GARDEN

being mainly paved with side borders, side timber fencing and rear brick boundary wall.

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.

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Energy Efficiency Rating	
	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	
Current	85
	57
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	83
	49
England & Wales EU Directive 2002/91/EC	