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164 Chester Road, Stonnall Guide Price £350,000

An extremely well presented and considerably extended, traditional style detached family residence occupying an excellent semi-rural position in this highly desirable location, with open views to the front and nature reserve to the rear.

* Reception Hall * Guests Cloakroom * Lounge * Sitting/Dining Room * Luxury Fitted Breakfast/Kitchen * Ground Floor Shower Room * 5 Bedrooms * Superb Family Bathroom * Recessed Garage and Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing

Post code: WS9 9DF

Directions: A-Z Page 22 Ref: 2D



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

Proprietor: Christopher A Foster



164 Chester Road, Stonnall



Lounge



Sitting/Dining Room



Luxury Breakfast/Kitchen



Shower Room



Bedroom One

164 Chester Road, Stonnall



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five



Superb Family Bathroom

164 Chester Road, Stonnall



Rear Garden



Open Aspect to Front

164 Chester Road, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented and considerably extended, traditional style detached family residence occupying an excellent semi-rural position in this highly desirable location, with open views to the front and local nature reserve to the rear. The property is within easy reach of local amenities and falls within the catchment area for St Peter's School in Stonnall together with Lichfield Friary School and Shire Oak Academy.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads at Brownhills and Shenstone, leading to the M6, M5, M42 and M54, whilst main centre shopping is available at Lichfield, Walsall and Sutton Coldfield

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 Shire Oak Park Nature Reserve is directly behind the property.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

having PVCu double glazed entrance doors, two central heating radiators, tiled floor, wall light point and additional inset ceiling spot lights.

GUESTS CLOAKROOM

PVCu double glazed frosted window to side elevation,, wc, corner wash hand basin, central heating radiator, ceiling light point and tiled floor.

LOUNGE

4.57m x 3.30m (15' x 10'10)

PVCu double glazed bay window to front elevation, feature fireplace with recessed log burner, oak effect laminate flooring, ceiling light point, central heating radiator and ceiling coving.

SITTING/DINING ROOM

3.58m x 2.92m (11'9 x 9'7)

Two PVCu double windows to side elevation, feature fireplace with recessed log burner, oak effect laminate flooring, ceiling light point, central heating radiator and ceiling coving.

LUXURY FITTED BREAKFAST/KITCHEN

5.28m x 3.76m (17'4 x 12'4)

PVCu double glazed windows to rear and side elevations, PVCu double glazed double opening doors to the rear gardens, tiled floor, two ceiling light points, central heating radiator, space for American style fridge/freezer, range of luxury fitted high gloss wall, base units and drawers, working surfaces having matching upstands and inset stainless steel sink with mixer tap over, built in electric double oven and microwave, five ring gas hob with extractor canopy over, space and plumbing for concealed washing machine, wall mounted central heating boiler housed in matching unit and central island incorporating breakfast bar and additional units below.

LUXURY SHOWER ROOM

PVCu double glazed window to side elevation, tiled shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, tiled walls and floor, central heating radiator and ceiling light point.

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FIRST FLOOR LANDING

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

BEDROOM ONE

4.57m x 3.00m (15' x 9'10)

PVCu double glazed bay window to front elevation, central heating radiator and three ceiling light points.

BEDROOM TWO

3.89m x 2.54m (12'9 x 8'4)

PVCu double glazed windows to rear and side elevations, central heating radiator and ceiling light point.

BEDROOM THREE

3.89m x 2.54m (12'9 x 8'4)

PVCu double glazed windows to rear and side elevations, central heating radiator and ceiling light point.

BEDROOM FOUR

3.56m x 2.03m (11'8 6'8)

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

BEDROOM FIVE

2.51m x 2.08m (8'3 x 6'10)

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

SUPERB FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, claw foot bath with side mixer tap, walk in shower enclosure, wc, vanity wash hand basin with storage cupboard below, tiled walls and floor, central heating radiator and ceiling light point.

DEEP FORE GARDEN

with block paved driveway providing extensive off road parking, lawn, walled boundary and gated access leads to additional block paved driveway giving access to:

DETACHED RECESSED SIDE GARAGE

with up and over door.

REAR GARDEN

having block paved patio, lawned area, shrubs and nature reserve to the rear.

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. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	