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10 Ennerdale Close, Clayhanger, WS8 7SB Guide Price £395,000

A particularly spacious well presented modern detached family residence, occupying a quiet cul-de-sac position on this sought after development within easy reach of local village amenities.

* Recessed Porch Entrance * Reception Hall * Lounge * Dining Room * Luxury Breakfast/Kitchen * Utility * Guest Cloakroom * 4 Bedrooms - Master En Suite * Family Bathroom * Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



10 Ennerdale Close, Clayhanger



Reception Hall



Lounge



Dining Room



Luxury Breakfast/Kitchen

10 Ennerdale Close, Clayhanger



Luxury Breakfast/Kitchen



Utility

Guest Cloakroom



Bedroom One

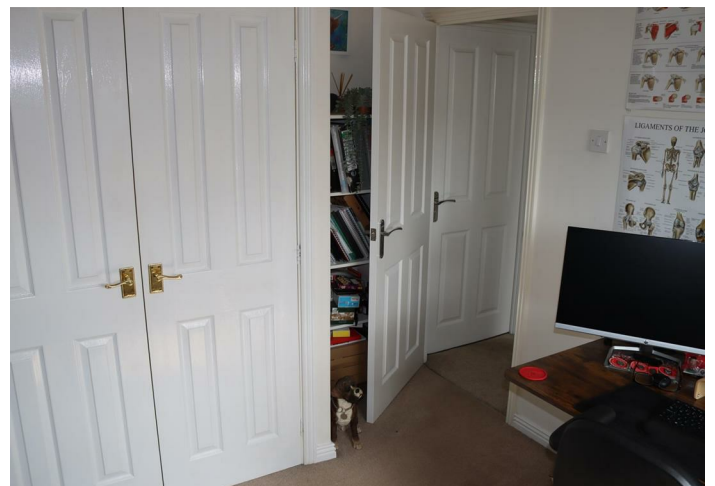
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En Suite



Bedroom Two



Bedroom Three

10 Ennerdale Close, Clayhanger



Bedroom Four



Luxury Shower Room



Rear Garden



Rear Garden

10 Ennerdale Close, Clayhanger

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented modern detached family residence, that occupies a quiet cul-de-sac position on this sought after development within easy reach of the local village amenities.

Clayhanger has local shopping facilities at Clayhanger Lane whilst Brownhills High Street is approximately 1 mile distance with its more comprehensive amenities including a Tesco together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 3 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

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

RECESSED PORCH ENTRANCE

leading to:

RECEPTION HALL

composite entrance door, radiator, engineered wood flooring, ceiling light point and under stairs storage cupboard.

LOUNGE

5.03m x 3.20m (16'6 x 10'6)

PVCu double glazed window to front, feature fireplace with recessed log burner, engineered wood flooring, radiator, ceiling light and double opening doors leading to:

DINING ROOM

3.02m x 2.74m (9'11 x 9')

PVCu double glazed double opening doors leading to the rear garden, engineered wood flooring, radiator and ceiling light point.

LUXURY FITTED BREAKFAST/KITCHEN

3.40m x 3.05m (11'2 x 10')

PVCu double glazed window to rear, tiled floor, modern vertical radiator, ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, breakfast bar, built in 'Bosch' electric double oven and induction hob with stainless steel extractor canopy over, integrated dishwasher and fridge/freezer.

UTILITY

1.78m x 1.60m (5'10 x 5'3)

PVCu double glazed door to rear, fitted wall and base units, working surface with matching upstands and inset stainless steel sink having mixer tap over, space for appliances, ceiling spotlights, radiator and extractor fan.

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GUEST CLOAKROOM

PVCu double glazed window to side, wc, pedestal wash hand basin, tiled floor, radiator and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.78m x 3.40m (15'8 x 11'2)

PVCu double glazed window to front, built in wardrobes and storage cupboard, radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to front, tiled shower enclosure with over head and hand held shower attachments, vanity wash hand basin and wc unit with storage cupboard below, ceiling spotlights, chrome heated towel rail and extractor fan.

BEDROOM TWO

4.34m x 2.51m (14'3 x 8'3)

PVCu double glazed window to front, built in wardrobes, radiator and ceiling light point.

BEDROOM THREE

3.43m x 2.49m (11'3 x 8'2)

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

BEDROOM FOUR

3.43m x 2.34m (11'3 x 7'8)

PVCu double glazed window to rear, radiator and ceiling light point.

LUXURY SHOWER ROOM

PVCu double glazed window to rear, tiled shower enclosure with over head and hand held shower attachments fitted, vanity wash hand basin and wc unit with storage drawers below, tiled floor, ceiling spotlights, chrome heated towel rail and extractor fan.

GARAGE

5.18m x 2.44m (17' x 8')

up and over door to front, electric car charging point, light and power.

FORE GARDEN

block paved frontage providing ample off road parking, outside light and gated side access leading to:

REAR GARDEN

block paved patio, shaped lawn, shrubs, outside tap and lighting, timber deck to rear and fencing.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

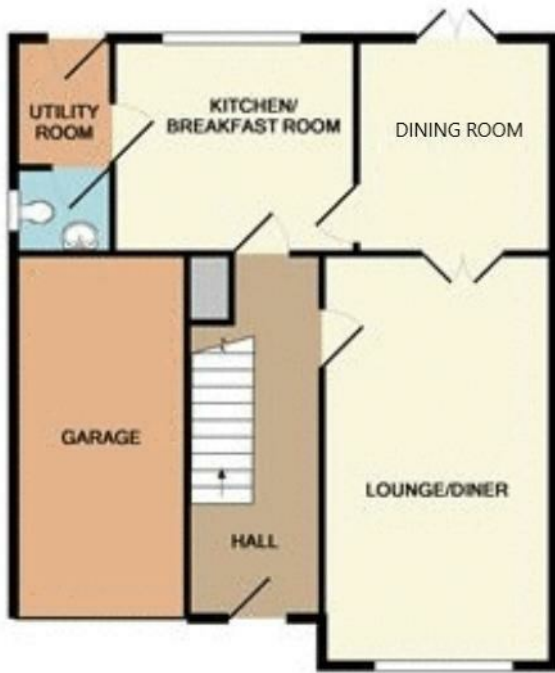
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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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GROUND FLOOR



1ST FLOOR

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		

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		