

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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236 Main Street, Stonnall, WS9 9EB Guide Price £299,950

A well maintained and presented extended modern Semi Detached family residence occupying a quiet position in this popular semi rural village location.

* Reception Hall * Dining Room * Extended Lounge * Fitted Kitchen * Three Bedrooms * Bathroom * Gas Central Heating System * PVCu Double Glazing * Garage and Ample Off Road Parking *

Council Tax Band D
Local Authority - Lichfield



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



236 Main Street, Stonnall



Lounge



Lounge



Fitted Kitchen



Fitted Kitchen



236 Main Street, Stonnall



Dining Room



Bedroom One



Bedroom Two



Bedroom Three

236 Main Street, Stonnall



Bathroom



Rear Garden



Rear Elevation



Garage



Front Elevation



Ample Parking

236 Main Street, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this well maintained and presented, extended modern Semi Detached family residence occupying a quiet position in this popular semi rural village location.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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 frosted door and window to side elevation, inset ceiling spotlights, ceiling coving and central heating radiator.

EXTENDED LOUNGE

5.13m x 4.90m (16'10 x 16'01)

having PVCu double glazed French doors and windows to rear elevation, three ceiling light points, ceiling coving and two central heating radiators.

FITTED KITCHEN

3.33m x 2.31m (10'11 x 7'07)

having PVCu double glazed bow window to front elevation, inset ceiling spotlights, ceiling coving, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset bowl and half drainer sink having mixer tap over, built in electric double oven and gas hob having extractor canopy over, built in fridge/freezer, space and plumbing for washing machine and tumble dryer, central heating radiator and boiler housing for 'Ideal' central heating boiler.

DINING ROOM

4.24m x 2.11m (13'11 x 6'11)

having PVCu double glazed bow window to front elevation, inset ceiling spotlights, central heating radiator and storage cupboard off.

FIRST FLOOR LANDING

having three wall lights, ceiling coving and loft hatch.

BEDROOM ONE

4.22m x 2.49m (13'10 x 8'02)

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

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BEDROOM TWO

3.28m x 2.87m (10'09 x 9'05)

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

BEDROOM THREE

3.35m x 2.31m (11'00 x 7'07)

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

BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point and wall light, heated towel rail, WC, vanity wash hand basin having mixer tap over, panelled corner bath having mixer tap with shower attachment over and extractor fan.

OUTSIDE

DETACHED GARAGE

4.83m x 2.44m (15'10 x 8'00)

having double opening doors to front elevation and power.

FORE GARDEN

having large gravelled driveway, mature shrubs and trees, and fenced borders.

REAR GARDEN

having paved patio, steps leading up to lawned area, mature shrubs and trees and fenced borders.

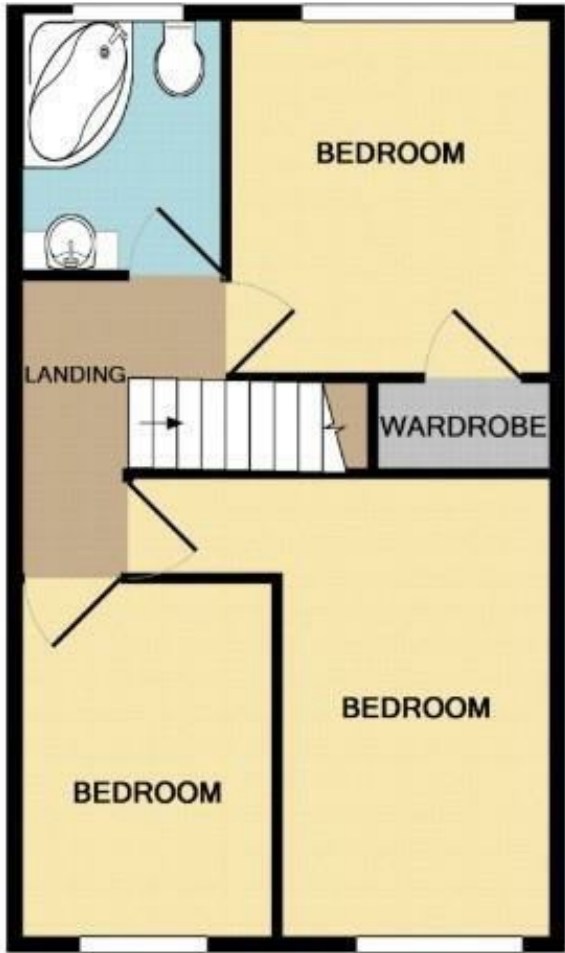
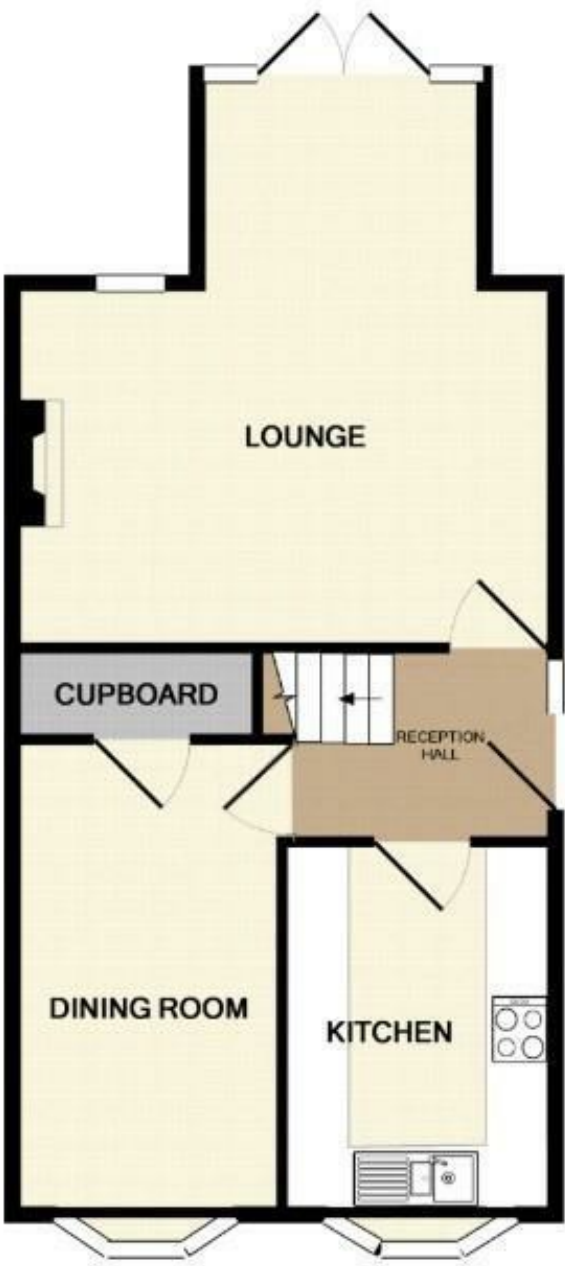
GENERAL INFORMATION

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 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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC