CHRIS FOSTER & Daughter

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7, Wood End Farm, Sutton Road, Walsall, WS5 3AR
Offers Over £115,000

A well presented first floor retirement apartment that forms part of the popular Wood End Farm development constructed by Friel Homes Limited.

* Lift and Stair Access * Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Double Bedroom * Modern Shower Room * Allocated Car Parking Space * Underfloor Heating * Double Glazing * Over 55s Development * Communal Facilities Including Residents' Lounge & Guest Suite * House Manager * Tunstall Alarm System

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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7 Wood End Farm, Sutton Road, Walsall



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Double Bedroom

7 Wood End Farm, Sutton Road, Walsall



Double Bedroom



Modern Shower Room



Front Entrance



Communal Gardens

7 Wood End Farm, Sutton Road, Walsall





Residents Lounge and Kitchen Facility





Guest Suite

7 Wood End Farm, Sutton Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this well presented first floor retirement apartment that forms part of this sought after development by Friel Homes. The apartment is conveniently situated just off Sutton Road and within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of underfloor heating and double glazing, briefly comprises the following:

MAIN RECEPTION
with security intercom entrance system and lift and stair access to the first floor.

RECEPTION HALL
entrance door, ceiling light point, loft access, 'Tunstall' alarm/security intercom to main entrance and large storage cupboard off housing the central heating boiler.

LOUNGE/DINING ROOM
5.31m x 2.92m (17'5 x 9'7)
two double glazed windows to front elevation, additional double glazed window to side, 'Velux' roof light window, two ceiling light points, TV aerial and telephone points, alarm pull cord and being open plan to:

MODERN FITTED KITCHEN
2.59m x 1.91m (8'6 x 6'3)
range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel sink having mixer tap over, built in 'NEFF' electric oven and gas hob with stainless steel extractor canopy over, integrated microwave, fridge/freezer and washer/drier, tiled floor, alarm pull cord and ceiling spot lights.

DOUBLE BEDROOM
3.51m x 2.92m (11'6 x 9'7)
double glazed window to front elevation, 'Velux' sky light window, built in wardrobe, alarm pull cord and ceiling light point.

MODERN SHOWER ROOM
tiled walk-in shower enclosure, pedestal wash hand basin, wc, tiled walls and floor, ceiling spot lights, alarm pull cord, heated towel rail and extractor fan.

ALLOCATED CAR PARKING SPACE
next to the main entrance.

WELL MAINTAINED COMMUNAL GROUNDS AND GARDENS
including visitor car parking spaces.

RESIDENTS LOUNGE AND KITCHEN FACILITY

7 Wood End Farm, Sutton Road, Walsall

GUEST SUITE AVAILABLE
to hire for friends and family.

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2006, subject to a current Ground Rent of £250pa and Service Charge of £198pcm.

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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