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119 Fernwood Lodge, Main Street, Stonnall Guide Price £795,000

A superbly appointed and particularly spacious, executive style detached family residence occupying a private position in this highly sought after semi rural village location.

* Recessed Porch * Reception Hall * Guests Cloakroom * Impressive Lounge * Dining Room
Luxury Fitted Kitchen * Utility * Sitting Room * Ground Floor Bedroom with Luxury En Suite *
4 Further First Floor Bedrooms - 2 with En Suites * Family Bathroom * Detached Double
Garage * Landscaped Gardens * Heated Swimming Pool * Gas Central Heating * Double
Glazing

Post code: WS9 9EB

Directions: A-Z Page 23 Ref: 3G



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

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Proprietor: Christopher A Foster



Fernwood Lodge Main Street, Stonnall



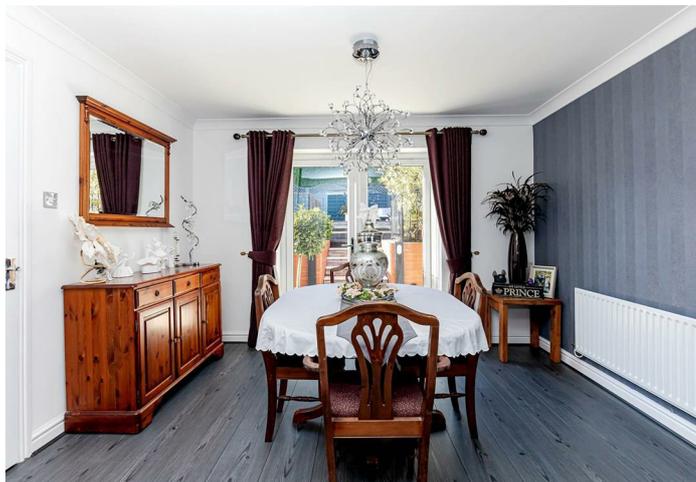
Reception Hall



Guests Cloakroom



Impressive Lounge



Dining Room



Luxury Breakfast / Kitchen

Fernwood Lodge Main Street, Stonnall



Luxury Breakfast / Kitchen



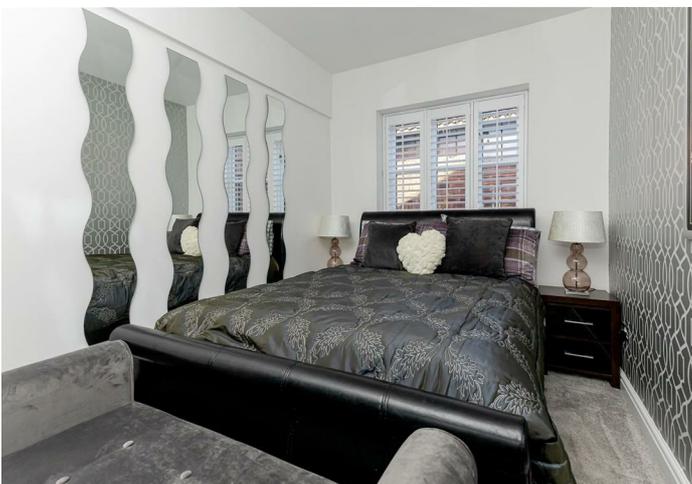
Utility



Sitting Room



Sitting Room



Bedroom Five



En Suite

Fernwood Lodge Main Street, Stonnall



First Floor Landing



Master Bedroom



En Suite



Bedroom Two



Bedroom Three



Bedroom Four

Fernwood Lodge Main Street, Stonnall



En Suite



Family Bathroom



Rear Patio



Heated Swimming Pool



Rear Garden / Swimming Pool



Heated Pool with Electric Cover

Fernwood Lodge Main Street, Stonnall

An Internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed and particularly spacious, executive style detached family residence occupying a private position in this highly sought after semi rural village location.

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 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.

The area is well served for leisure facilities with Oak Park Active Living Centre in Walsall Wood, cricket and running clubs at 'The Stick & Wicket' 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 versatile accommodation that has the potential for a self contained annex and enjoys the benefit of a gas central heating system and double glazing, briefly comprises the following:

RECESSED PORCH ENTRANCE

leading to:

RECEPTION HALL

having composite entrance door with side double glazed panels, tiled floor, central heating radiator, inset ceiling spot lights and understairs storage cupboard off.

GUESTS CLOAKROOM

with wc, vanity wash hand basin with storage cupboard below, tiled floor, chrome heated towel rail, ceiling light point and extractor fan.

IMPRESSIVE LOUNGE

6.10m x 4.52m (20' x 14'10)

having double opening doors from the hallway, double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling coving, inset ceiling spot lights, modern grey wood laminate flooring, two central heating radiators and double opening leading to:

DINING ROOM

3.53m x 3.53m (11'7 x 11'7)

composite double glazed double opening doors lead to the rear gardens, modern grey wood laminate flooring, ceiling light point and central heating radiator.

LUXURY RE-FITTED BREAKFAST/KITCHEN

5.84m x 3.51m (19'2 x 11'6)

having two double glazed windows to rear elevation with fitted shutters, extensive range of luxury fitted wall, base units and drawers, quartz working surfaces with matching upstands and inset stainless steel sink having mixer tap over, built in electric double oven and 5 ring gas hob with extractor canopy over, space for American style fridge/freezer, integrated dishwasher, matching quartz breakfast bar, modern vertical radiator, inset ceiling spot lights and Pantry off.

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UTILITY

2.39m x 2.21m (7'10 x 7'3)

double glazed door and window to rear elevation with fitted shutter, matching range of luxury fitted units and quartz working surface with matching upstands and inset stainless steel sink having mixer tap over, space and plumbing washing machine and tumble drier, modern vertical radiator, tiled floor, inset ceiling spot lights and wall mounted 'Worcester' central heating boiler housed in matching unit.

POTENTIAL SELF CONTAINED ANNEX

SITTING ROOM

5.05m x 2.82m (16'7 x 9'3)

approached via an archway from the kitchen and having double glazed window to front elevation with fitted shutters, modern grey wood laminate flooring, central heating radiator, modern wall hung electric fire and ceiling light point.

BEDROOM FIVE

3.45m x 2.36m (11'4 x 7'9)

with double glazed window to front elevation with fitted shutters, ceiling light point and central heating radiator and access to:

LUXURY EN SUITE SHOWER ROOM

double glazed frosted window to side elevation, walk-in shower enclosure, vanity wash hand basin, wc with concealed cistern, tiled walls and floor, chrome heated towel rail, extractor fan and inset ceiling spot lights.

FIRST FLOOR GALLERY LANDING

double glazed window to front elevation with fitted shutters, central heating radiator, inset ceiling spot lights, loft access and airing cupboard off.

BEDROOM ONE

4.57m x 4.22m (15' x 13'10)

double glazed window to front elevation, ceiling light point, central heating radiator and built-in wardrobes.

LUXURY EN SUITE SHOWER ROOM

double glazed frosted window to side elevation, double shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, wc, tiled walls and floor, inset ceiling spot lights, electric shaver socket, extractor fan and chrome heated towel rail.

BEDROOM TWO

3.73m x 3.30m (12'3 x 10'10)

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

BEDROOM THREE

3.58m x 3.28m (11'9 x 10'9)

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

BEDROOM FOUR

3.00m x 2.69m (9'10 x 8'10)

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

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LUXURY EN SUITE SHOWER ROOM

double shower enclosure, vanity wash hand basin and wc unit with storage cupboard below and concealed cistern, chrome heated towel rail, tiled walls and floor, inset spot lights and extractor fan.

FAMILY BATHROOM

double glazed frosted window to rear elevation, panelled bath with overhead and hand held shower attachments and shower screen fitted, twin pedestal wash hand basins, wc, tiled walls and floor, electric shaver socket, extractor fan, chrome heated towel rail and inset ceiling spot lights.

DETACHED DOUBLE GARAGE

5.26m x 5.21m (17'3 x 17'1)

having twin up and over electric doors, tiled floor, light and power.

FORE GARDEN

having block paved frontage providing extensive off road parking, external lighting, shrubs and gated side access leads to:

LANDSCAPED REAR GARDENS

side courtyard area, paved patio, external lighting, power and water supply, steps lead to artificial lawned area and deck with ornamental fencing and access to HEATED SWIMMING POOL having electric cover and paved surround and seating area and SUMMER HOUSE.

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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