

# CHRIS FOSTER & Daughter

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## 82 Poxon Road, Walsall Wood, WS9 9JR Guide Price £285,000

A particularly spacious, extended 4 bedroom end town house occupying a quiet walk-way position in this popular and convenient location close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Superb Extended Luxury Fitted Dining/Kitchen \* Utility \* Guest Cloakroom \* 4 Bedrooms \* Modern Bathroom \* Off Road Parking To Rear \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



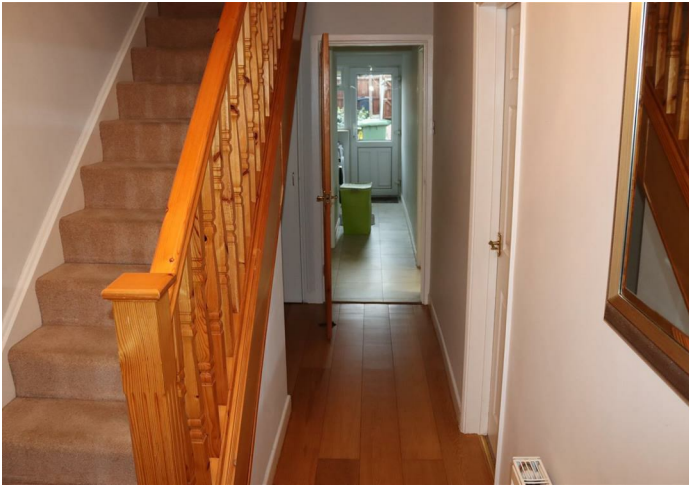
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Company Number: 11253248



# 82 Poxon Road, Walsall Wood



Reception Hall



Lounge



Lounge



Superb Dining/Kitchen



Superb Dining/Kitchen



## 82 Poxon Road, Walsall Wood



Superb Dining/Kitchen



Utility



Bedroom One



Bedroom Two



## 82 Poxon Road, Walsall Wood



Bedroom Three



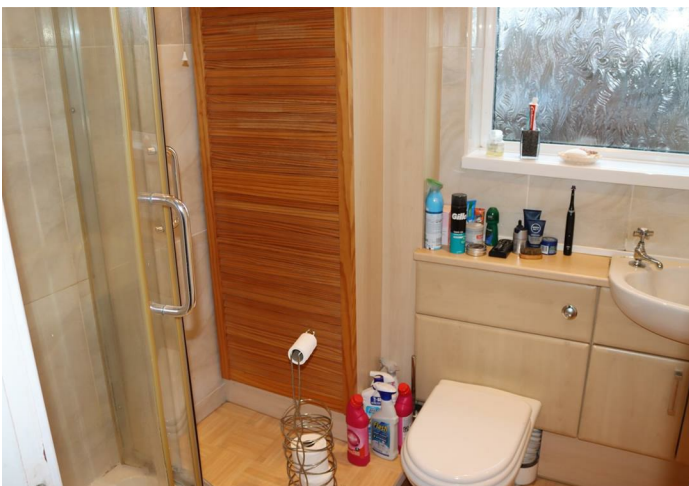
Bedroom Four



Bedroom Four



Modern Bathroom



Modern Bathroom



Rear Garden

## 82 Poxon Road, Walsall Wood



Rear Garden



Rear Elevation

# 82 Poxon Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended 4 bedroom end town house residence that occupies a quiet walk-way position in this popular and convenient location close to local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

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 Stonnall village enjoys a range of community activities.

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

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

PVCu double glazed entrance door, laminate floor covering, central heating radiator, two ceiling light points and two storage cupboards off.

## **LOUNGE**

5.05m x 3.81m (16'7 x 12'6)

PVCu double glazed bow window to front elevation, feature fireplace with modern electric fire fitted, two central heating radiators and ceiling light point.

## **SUPERB EXTENDED LUXURY FITTED DINING/KITCHEN**

5.49m x 5.05m (18' x 16'7)

PVCu double glazed double opening doors and window to rear elevation, range of fitted wall, base units and drawers, granite working surfaces with inset stainless steel sink having mixer tap over, central island with granite top and further units below, space for range cooker with extractor canopy over, integrated dishwasher and fridge/freezer, two central heating radiators and ceiling spotlights.

## **UTILITY**

4.80m x 1.52m (15'9 x 5')

PVCu double glazed door to rear, working surface with space for appliances below, ceiling light point and extractor fan.

## **GUEST CLOAKROOM**

wc, vanity wash hand basin, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

central heating radiator, loft access, ceiling light point and airing cupboard off.

## **BEDROOM ONE**

3.53m x 3.20m (11'7 x 10'6)

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

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## **BEDROOM TWO**

3.73m max x 3.53m (12'3 max x 11'7)

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

## **BEDROOM THREE**

2.69m x 2.24m (8'10 x 7'4)

PVCu double glazed window to rear elevation, central heating radiator, laminate floor covering and ceiling light point.

## **BEDROOM FOUR**

3.66m x 1.85m min (12' x 6'1 min)

PVCu double glazed window to rear elevation, central heating radiator, laminate floor covering and ceiling light point.

## **MODERN BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with side mixer tap, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit with storage cupboard below, ceiling spotlights, chrome heated towel rail and extractor fan.

## **OUTSIDE**

Off road parking to rear.

## **FORE GARDEN**

block paved and slate frontage, brick boundary wall with gated access and outside light.

## **GOOD SIZE REAR GARDEN**

block paved patio, paved path, shaped lawn with inset shrubs and side borders, outside tap, timber fencing and gated access to 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. 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.

# 82 Poxon Road, Walsall Wood



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 73      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |