

CHRIS FOSTER & Daughter

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100 Castle Road, Walsall Wood Asking Price £500,000

Chris Foster & Daughter of Aldridge are pleased to offer for sale this superbly spacious, six bedroom detached property in a much sought after road within Walsall Wood. Enjoying open countryside to the rear, the property has accommodation briefly comprising welcoming entrance hallway, generous L-shaped lounge diner, family room, dining kitchen, w.c, six bedrooms, master ensuite, bathroom and further shower room. Further benefits include in-and-out driveway, garage, rear garden and gas central heating and uPVC double glazing (both where specified).

Council Tax Band - E
Local Authority - Walsall
EPC Rating - D



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



100 Castle Road, Walsall Wood



Dining Kitchen



Lounge/Diner



Dining Kitchen



Lounge/Diner



Lounge/Diner



Family Room

100 Castle Road, Walsall Wood



Entrance Hallway



Bathroom



Master Bedroom



Bedroom Two



Bedroom Three



Bedroom Four

100 Castle Road, Walsall Wood



Bedroom Five



Bedroom Six



Rear Garden



Rear

100 Castle Road, Walsall Wood

The location enjoys easy access to 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 (catchments should be checked).

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.

FRONTAGE

Having an in-and-out block-paved driveway leading to garage and door to:-

ENTRANCE HALLWAY

Having stairs rising to the first floor, under-stairs cupboard and double doors to:-

L-SHAPED LOUNGE/DINER

6.83m max x 6.17m max (22'5" max x 20'3" max)

Having three central heating radiators, uPVC double glazed bow window to the front, uPVC double glazed sliding patio doors to the rear and doors off to:-

FAMILY ROOM

5.84m x 2.11m (19'2" x 6'11")

With central heating radiator and uPVC double glazed bow window to the front.

DINING KITCHEN

5.69m max x 5.28m max (18'8" max x 17'3" max)

Having a range of eye and base level units with wok surface over incorporating one and a half bowl single drainer sink unit, gas hob, oven, extractor, central heating radiator, two uPVC double glazed windows to the rear, part frosted upPVC double glazed door to the side and door to:-

W.C

With low flush w.c, wash hand basin, tiled walls, tiled floor and door to:-

SIDE PASSAGE

With gate to the front.

FIRST FLOOR LANDING

With loft access and doors off to:-

MASTER BEDROOM

4.75m max 2.72m min x 3.43m max (15'7" max 8'11" min x 11'3" max)

With central heating radiator, uPVC double glazed window to the rear and door to:-

ENSUITE

With shower cubicle, low flush w.c, twin wash hand basins, tiled walls, tiled floor and heated towel rail.

BEDROOM TWO

3.48m max 2.95m min x 3.02m max (11'5" max 9'8" min x 9'11" max)

With central heating radiator and uPVC double glazed window to the rear.

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BEDROOM THREE

3.23m max x 3.02m max (10'7" max x 9'11" max)

With central heating radiator and uPVC double glazed window to the front.

BEDROOM FOUR

4.32m x 2.11m (14'2" x 6'11")

With central heating radiator and uPVC double glazed window to the front.

BEDROOM FIVE

3.63m x 2.08m (11'11" x 6'10")

With central heating radiator and uPVC double glazed window to the front.

BEDROOM SIX

2.74m x 2.72m (9'0" x 8'11")

With central heating radiator and uPVC double glazed window to the front.

BATHROOM

Having a suite comprising P-shaped bath, twin wash hand basins, low flush w.c, tiled floor, tiled walls and frosted uPVC double glazed window to the side.

SHOWER ROOM

With suite comprising shower cubicle, wash hand basin, low flush w.c, tiled walls, tiled floor and heated towel rail.

GARAGE

6.17m x 2.87m (20'3" x 9'5")

With power and light, up & over door to the front and door to the rear garden.

REAR GARDEN

Having a paved and concrete patio leading to lawned garden beyond with shrub borders. Pedestrian gate gives access from the front.

GENERAL INFORMATION

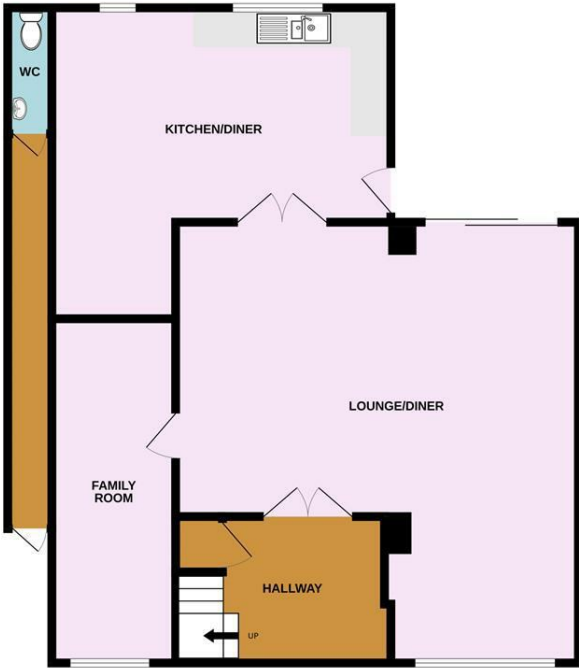
We understand the property is Freehold with vacant possession upon completion.

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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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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
<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	