



Connells

Church Road
Pelsall WALSALL



Property Description

Built in the 1870's 'Beacon House' is an exceptional double fronted family residence steeped in history. Built by the Wilkes family who established Wilkes Foundry when they moved to the area, this beautiful property enjoys open aspect views overlooking Pelsall Common and has an abundance of character and charm. Offering spacious living accommodation arranged over three floors and with an extensive mature rear garden the property briefly comprises of entrance hall, study, drawing room, sitting room, living room, fitted breakfast kitchen, utility/boot room, cellar, guest cloakroom, first floor family bathroom, en-suite to master bedroom, second floor shower-room, six bedrooms, garage and driveway.

Entrance Hall

Having stairs rising to first floor and doors to:

Study

11' 11" to chimney breast x 9' 1" into bay (3.63m to chimney breast x 2.77m into bay)

Having a double glazed bay window to the front, parquet flooring and radiator.

Drawing Room

14' plus bay x 12' 8" into recess (4.27m plus bay x 3.86m into recess)

Having a double glazed bay window to the front and double doors leading to:

Sitting Room

11' 3" x 12' 9" into recess (3.43m x 3.89m into recess)

Leading to kitchen, having ceiling spotlights, log burner and tiled floor.

Living Room

18' 3" x 12' 9" into recess (5.56m x 3.89m into recess)

Having double doors leading to dining area, feature fireplace, parquet flooring, wall light points and two radiators.

Fitted Breakfast Kitchen

30' 3" x 9' 2" (9.22m x 2.79m)

Having double glazed double doors to rear garden, fitted base units with work-tops over, ceramic sink, cooker point, integrated fridge/freezer, vertical radiator, ceiling spotlights, two skylights and door to:

Utility/Boot Room

Having double doors to rear, GCH boiler, plumbing for washing machine, radiator, ceiling spotlights, parquet flooring and door to:

Garage

Having electric and light points.

First Floor

Landing

Having a double glazed window to the front and doors to:

Bedroom One

12' 9" max x 11' 3" (3.89m max x 3.43m)

Having a double glazed window to the front, radiator and door to:

En-Suite

Having a double glazed window to the rear, walk-in shower cubicle, low level wc, radiator and complementary tiling.

Bedroom Two

12' 7" into recess x 11' 1" (3.84m into recess x 3.38m)

Having a double glazed window to the front and radiator.

Bedroom Three

12' 5" into recess x 11' 1" (3.78m into recess x 3.38m)

Having a double glazed window to the rear, storage cupboard and radiator.

Bedroom Four

11' 4" x 10' 9" into recess (3.45m x 3.28m into recess)

Having a double glazed window to the rear, feature fireplace and radiator.

Family Bathroom

Having a double glazed window to the rear, freestanding bath, wash-hand basin, low level wc and heated towel rail.

Second Floor

Landing

Having skylight to the rear, storage space and doors to:

Bedroom Five

16' 2" max restricted head height x 11' 9" (4.93m max restricted head height x 3.58m)

Having double glazed windows to front and rear, loft access point, ceiling spotlights and two radiators.

Bedroom Six

11' 8" max x 9' 6" max (3.56m max x 2.90m max)

Having a double glazed window to the front, ceiling spotlights and radiator.

Shower-Room

Having walk-in shower cubicle, vanity unit with wash-hand basin, low level wc, ceiling spotlights, complementary tiling and radiator.

Outside

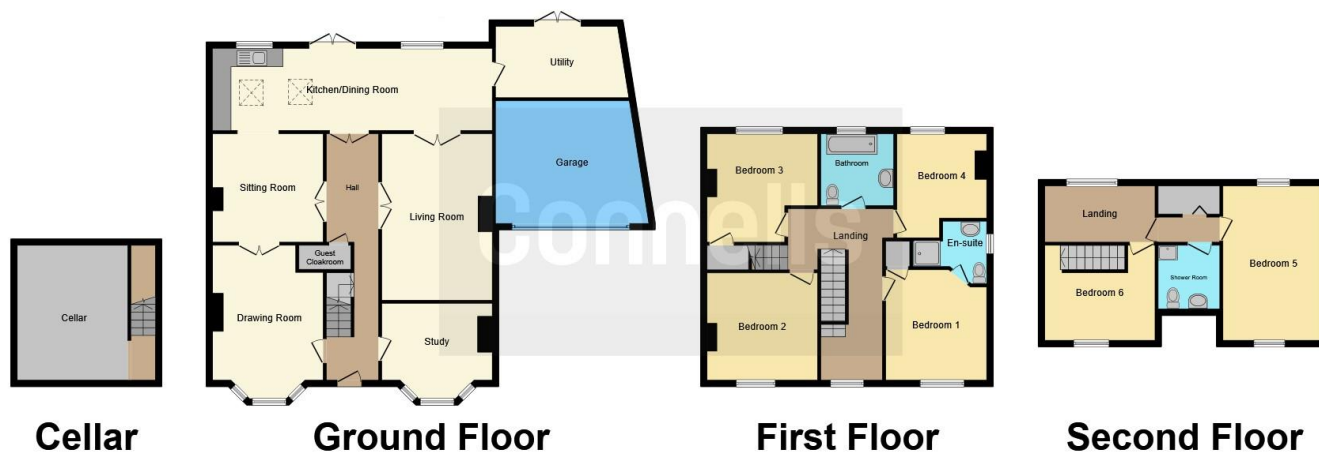
To the rear of the property is an enclosed well established mature walled garden offering a haven of peace and tranquility with slabbed patio area, planted borders, fruit trees, ornamental garden pond and summerhouse.

To the front of the property is a driveway providing off road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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57-59 Bridge Street
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EPC Rating: Awaiting
 Council Tax Band: D

Tenure: Freehold

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Property Ref: WSL317878 - 0003