



8 Foundry Lane, Pelsall, Walsall, West Midlands, WS3 4QH

Full width canopy porch entrance with inset downlighting. Reception hall, decorative glazed PVCU entrance door with leaded light insert, engineered oak flooring, modern central heating radiator and inset down lighting. Guest cloakroom/WC, modern white suite comprising hand wash basin with cupboards under, WC with concealed low-level suite, extractor fan and heated towel rail. Useful utility/storage cupboard, plumbing for a washing machine, extractor fan and wall mounted Worcester combination gas central heating boiler. Well Proportioned through Lounge, with PVCU double glazed window facing front, PVCU double casement french doors opening to the rear patio, engineered oak flooring. Superbly fitted Kitchen/Breakfast room, a feature of this home, with a high quality range of base and wall units in midnight blue with brushed brass door furniture, expensive quartz work surfaces, inset 1 1/2 well stainless steel sink unit inset Amica four ring halogen hob with oven extractor hood over, built-in double oven, integrated fridge and freezer, Integrated dishwasher, engineered oak flooring, inset downlighting, quartz up-stands, PVCU double glazed window and double casement French doors opening to rear garden. On the first floor, an easy tread return staircase was feature glazed panels to a spacious open plan landing with large decorative glazed window to side elevation, loft access and leading to 3 excellent bedrooms. Principal bedroom, a light and airy room, with a PVCU double glazed window enjoying open outlook towards fields, further complimented by a well appointed modern en suite shower room with expensive decorative tiling to floor and walls with forest rain shower head and hand held shower attachment, glazed screens, circular hand wash basin with lever tap, WC with low-level suite, inset down lighting. Two further bedrooms are both generous doubles with PVCU double glazed windows to front and rear elevations. The principal bathroom has been beautifully appointed with an expensive modern suite complimented by porcelain style floor and wall tiling with large inset bath with mixer tap, generous shower cubicle with rain shower head and handheld shower attachment with glazed screens, vanity unit with inset shaped hand wash basin and lever tap, extractor fan and inset down lighting, PVCU double glazed window to rear. Outside, the rear gardens enjoy a good degree of privacy with close boarded fencing to all boundaries complimented by a terrace with steps up to a neat lawned area and centre pathway. To the fore there is ample off street parking with tarmacadam hardstanding for three cars.



GROUND FLOOR

Guest Cloakroom

Living Room

15' 7" x 11' 4" (4.75 m x 3.45 m)

Kitchen/Diner

12' 9" x 9' 3" (3.88 m x 2.82 m)

Utility

FIRST FLOOR

Bedroom One

16' 6" max x 10' 10" (5.03 m max x 3.30 m)

En-suite

10' 9" x 6' 1" (3.27 m x 1.85 m)

Bedroom Two

12' 6" x 11' 11" (3.81 m x 3.63 m)

Bedroom Three

11' 10" x 10' 9" (3.60 m x 3.27 m)

Family Bathroom

10' 9" x 6' 0" (3.27 m x 1.83 m)





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

**NEW INSTRUCTION
AWAITING
EPC**

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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