

CHRIS FOSTER & Daughter

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73 Fordbrook Lane, Pelsall, WS3 4BW Offers Over £385,000

A particularly spacious traditional style detached family residence, enjoying the benefit of a two storey extension yet offering tremendous potential for further development, occupying a large corner plot in this sought after residential location.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Extended Breakfast/Kitchen * Modern Ground Floor Shower Room * 5 Bedrooms * Bathroom * Garage
* Large Rear/Side Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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

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Company Number: 11253248



73 Fordbrook Lane, Pelsall



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



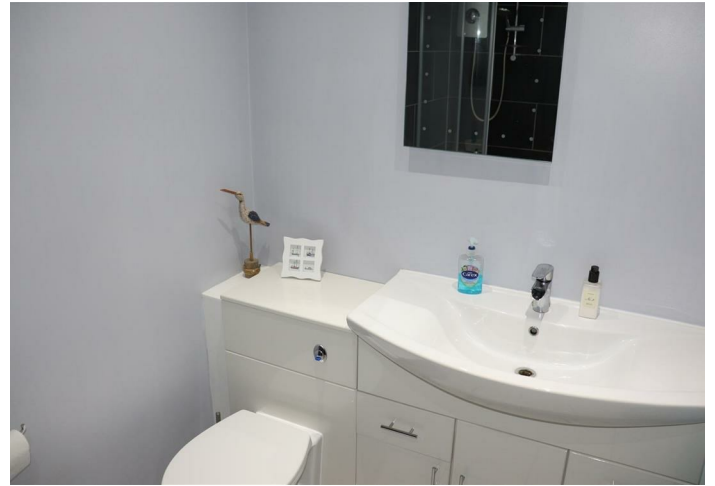
Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



73 Fordbrook Lane, Pelsall



Ground Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two

73 Fordbrook Lane, Pelsall



Bedroom Three



Bedroom Four



Bedroom Five



Bathroom

73 Fordbrook Lane, Pelsall



Large Rear/Side Garden



Large Rear/Side Garden

73 Fordbrook Lane, Pelsall

An internal inspection is essential to begin to fully appreciate this particularly spacious traditional style detached family residence that enjoys the benefit of a two storey extension yet offers tremendous potential for further development. The property occupies a large corner plot in this sought after residential location close to local amenities including Pelsall village.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

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

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation, tiled floor and wall light point.

RECEPTION HALL

frosted glass panelled entrance door, laminate floor covering, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

8.31m x 3.35m max (27'3 x 11' max)

PVCu double glazed window to front elevation and PVCu double glazed double opening doors leading to the rear garden, feature fireplace with gas coal effect fire fitted and tiled hearth, two ceiling light points, two wall light points and two central heating radiators.

EXTENDED BREAKFAST/KITCHEN

BREAKFAST AREA

3.73m x 2.46m (12'3 x 8'1)

laminate floor covering, central heating radiator, ceiling light point, space and plumbing for washing machine, access to garage, storage cupboard off and being open plan to:

FITTED KITCHEN

4.65m x 2.69m (15'3 x 8'10)

PVCu double glazed windows to rear and side elevations, PVCu double glazed door to rear gardens, laminate floor covering, central heating radiator, ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with tiled surrounds and inset single drainer sink having mixer tap over, built in electric double oven, gas hob with extractor canopy over, integrated fridge and wall mounted 'Baxi' central heating boiler housed in matching unit.

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MODERN GROUND FLOOR SHOWER ROOM

tiled corner shower enclosure with electric shower fitted, vanity wash hand basin and wc unit with storage cupboards below, ceiling spotlights, tiled floor, chrome heated towel rail and extractor fan.

FIRST FLOOR LANDING

two ceiling light points and loft access.

BEDROOM ONE

3.66m x 3.12m (12' x 10'3)

PVCu double glazed window to rear elevation, range of fitted wardrobes and chest of drawers, central heating radiator and ceiling light point.

BEDROOM TWO

3.51m x 3.12m (11'6 x 10'3)

PVCu double glazed window to front elevation, range of fitted wardrobes and chest of drawers, central heating radiator and ceiling light point.

BEDROOM THREE

3.96m max x 2.57m (13' max x 8'5)

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

BEDROOM FOUR

3.25m + wardrobes x 2.57m (10'8 + wardrobes x 8'5)

PVCu double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM FIVE

2.39m x 2.13m (7'10 x 7')

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, wc, central heating radiator, ceiling light point, tiled walls and airing cupboard off.

OUTSIDE

GARAGE

5.82m x 2.64m (19'1 x 8'8)

up and over door to front, fluorescent strip light and storage cupboard off.

WIDE FORE GARDEN

block paved driveway and additional off road parking space, lawn, side borders and additional paved driveway with double opening gates leading to additional parking area.

REAR/SIDE GARDENS

paved patio area and additional parking area approached via double opening gates from the front, three lawns with side borders, trees and shrubs, outside tap, security light, brick rear boundary and timber fencing and useful shed.

GENERAL INFORMATION

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

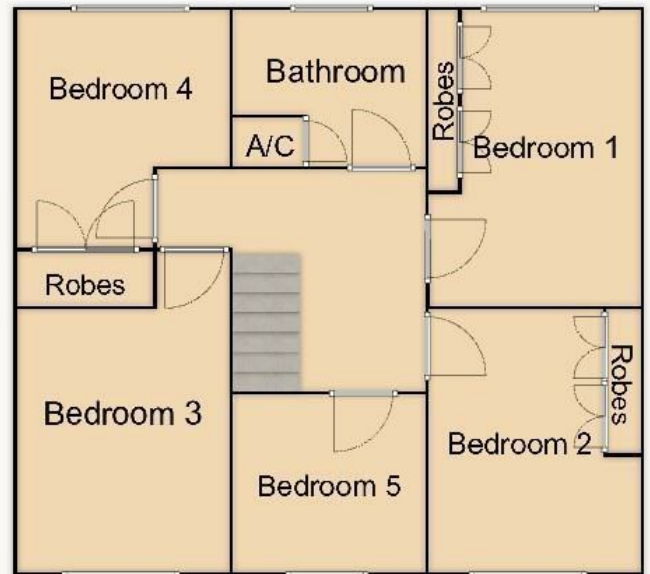
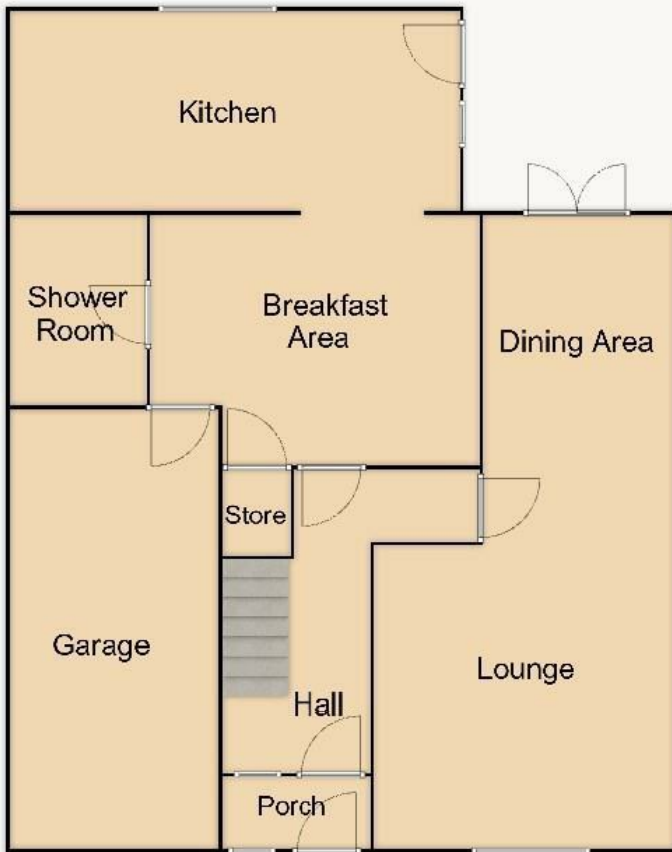
SERVICES All main services are connected together with telephone point subject to the usual regulations.

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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.

73 Fordbrook Lane, Pelsall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(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
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	