

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



4 Maple Road, Pelsall, WS3 4JJ Guide Price £249,950

A well presented three bedroomed semi detached residence occupying an excellent position in this highly sought after residential location close to local amenities at Pelsall village centre.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Kitchen * Utility *
Three Bedrooms * Modern Bathroom * Side Garage * Gas Central Heating System * PVCu
Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



4 Maple Road, Pelsall



Reception Hall



Lounge



Dining Room

4 Maple Road, Pelsall



Fitted Kitchen



Utility



Bedroom One



Bedroom One

4 Maple Road, Pelsall



Bedroom Two



Bedroom Three



Modern Bathroom



Rear Garden

4 Maple Road, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this well presented three bedroomed semi detached family residence that occupies an excellent position in this highly sought after residential location close to local amenities.

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 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 sliding patio door to front elevation and quarry tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, wall light point, central heating radiator and under stairs storage cupboard off.

LOUNGE

4.34m x 3.28m (14'3 x 10'9)

PVCu double glazed window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point, central heating radiator and interconnecting sliding glass panelled doors leading to:

DINING ROOM

3.12m x 2.97m (10'3 x 9'9)

PVCu double glazed glass panelled door leading to the rear gardens, central heating radiator and ceiling light point.

MODERN FITTED KITCHEN

3.12m x 2.13m (10'3 x 7'0)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, built in electric oven and hob with extractor canopy over, space for fridge, tiled floor and ceiling spotlights.

UTILITY

2.44m x 1.93m (8'0 x 6'4)

PVCu double glazed door and window to rear elevation, plumbing for automatic washing machine, ceiling light point and access to the garage.

4 Maple Road, Pelsall

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation and ceiling light point.

BEDROOM ONE

3.61m x 3.05m (11'10 x 10'0)

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

BEDROOM TWO

3.35m x 3.12m (11'0 x 10'3)

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

BEDROOM THREE

2.74m x 2.13m (9'0 x 7'0)

PVCu double glazed window to front elevation, built in storage cupboard, ceiling light point and loft access.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls, ceiling spotlights and airing cupboard off housing the "Worcester" central heating boiler.

OUTSIDE

SIDE GARAGE

5.97m x 2.51m (19'7 x 8'3)

double opening doors to front and fluorescent strip light.

FORE GARDEN

having block paved driveway, lawn and side borders.

ATTRACTIVE REAR GARDEN

block paved patio, shaped lawn with well stocked borders, outside tap and timber fencing.

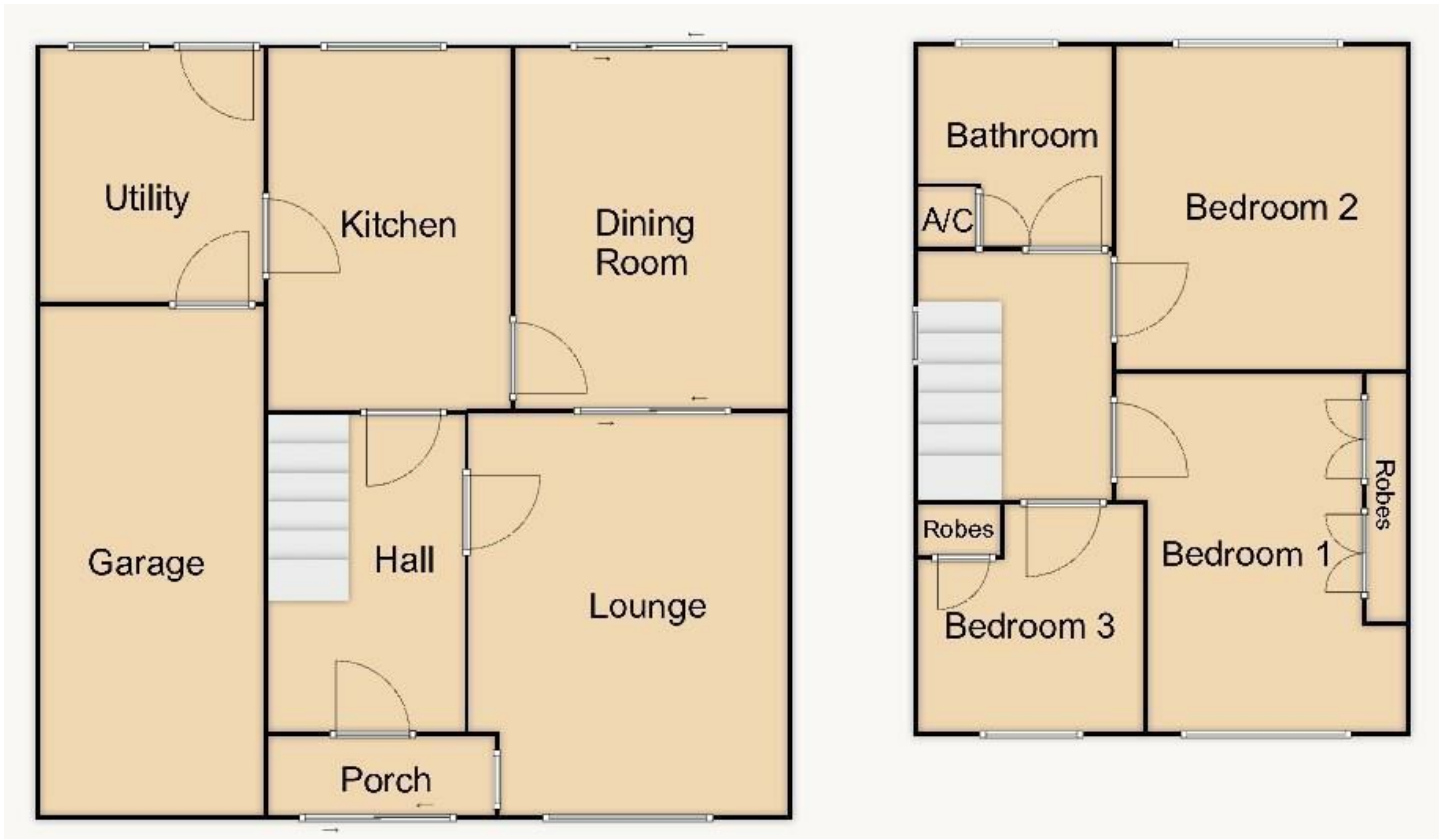
GENERAL INFORMATION

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.

4 Maple Road, Pelsall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	86
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	