

# CHRIS FOSTER & Daughter

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## 59 Mill Road, Pelsall, WS4 1BS Guide Price £295,000

An extremely well maintained and presented, traditional style detached family residence occupying an excellent corner position in this sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Open Plan Dining/Kitchen \* Guest Cloakroom \* Three Bedrooms \* Modern Bathroom \* Detached Double Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 59 Mill Road, Pelsall



Reception Hall



Lounge



Open Plan Dining/Kitchen



# 59 Mill Road, Pelsall



Open Plan Dining/Kitchen



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

# 59 Mill Road, Pelsall



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Elevation





## 59 Mill Road, Pelsall



Front Elevation

# 59 Mill Road, Pelsall

An internal inspection is essential to begin to fully appreciate this particularly well maintained and presented traditional style detached family residence that occupies an excellent corner position in this sought after residential location within easy reach of local amenities including Pelsall village centre.

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.

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 door and windows to front elevation.

## **RECEPTION HALL**

having entrance door, laminate floor covering, central heating radiator, ceiling light point and cloaks cupboard off.

## **LOUNGE**

4.11m x 3.35m (13'6 x 11'0)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted, ceiling light point, central heating radiator and double opening doors leading to:

## **OPEN PLAN MODERN FITTED DINING/KITCHEN**

5.59m x 3.53m (18'4 x 11'7)

PVCu double glazed sliding patio door leading to the rear gardens, additional PVCu double glazed window to rear and door to side, central heating radiator, ceiling light point and additional ceiling spotlights, range of modern fitted base units, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, wash hand basin and ceiling spotlights.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

4.29m x 3.35m (14'1 x 11'0)

PVCu double glazed bay window to front elevation, central heating radiator and two ceiling light points.

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## **BEDROOM TWO**

3.51m x 3.51m (11'6 x 11'6)

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

## **BEDROOM THREE**

2.26m x 2.13m (7'5 x 7'0)

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

## **MODERN BATHROOM**

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead shower and shower screen fitted, vanity wash hand basin, WC unit with storage cupboard below, chrome heated towel rail, tiled walls, ceiling spotlights and airing cupboard off housing the central heating boiler.

## **OUTSIDE**

### **DETACHED DOUBLE GARAGE**

7.34m x 4.88m (24'1 x 16'0)

having electric roller door, PVCu double glazed frosted window to rear, three florescent strip lights, power points and electric car charging point.

### **FORE GARDEN**

having paved pathways, gravelled area with mature inset shrubs and side access leading to block paved driveway providing off road parking and access to the garage.

### **REAR GARDEN**

with gated access, having paved patio, gravelled area with side borders and shrubs.

## **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.

# 59 Mill Road, Pelsall



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	