

CHRIS FOSTER & Daughter

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2 Bush Grove, Pelsall, WS3 4BS Guide Price £245,000

A particularly spacious three bedroom semi detached family residence occupying an excellent sweeping corner position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Fitted Breakfast/Kitchen * Sun Lounge * Dining Room/Bedroom Four * Utility * Guest Cloakroom * Three Bedrooms * Shower Room * Car Port & Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



2 Bush Grove, Pelsall



Lounge



Lounge



Breakfast/Kitchen



Breakfast/Kitchen



Sun Lounge

2 Bush Grove, Pelsall



Dining Room/Bedroom Four



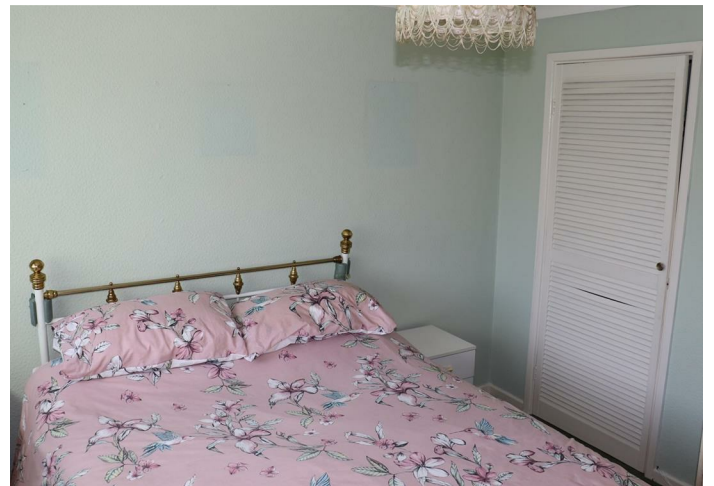
Utility



Utility



Guest Cloakroom



Bedroom One

2 Bush Grove, Pelsall



Bedroom Two



Bedroom Three



Shower Room



Enclosed Rear Garden



Front/Side Elevation

2 Bush Grove, Pelsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious three bedroom semi detached family residence that is in need of general modernisation. The property occupies an excellent sweeping corner position in this sought after residential location close to 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.

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 double opening doors and tiled floor.

RECEPTION HALL

PVCu double glazed frosted glass panelled entrance door, central heating radiator and ceiling light point.

LOUNGE

5.05m x 3.48m (16'7 x 11'5)

PVCu double glazed bow windows to the front and side elevations, feature fireplace with modern electric fire fitted, ornamental beams to ceiling, ceiling light point, two wall light points and two central heating radiators.

BREAKFAST/KITCHEN

5.05m max x 3.00m (16'6" max x 9'10")

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric double oven, gas hob with extractor canopy over, breakfast bar, space for fridge and dishwasher, tiled floor, two fluorescent strip lights, central heating radiator, useful pantry off, additional airing cupboard and double glazed door leading to:

SUN LOUNGE

4.62m x 2.01m (15'2 x 6'7)

PVCu double glazed door and windows to rear elevation, wall light point, tiled floor, storage cupboard off housing the central heating boiler and PVCu double glazed sliding patio door leading to:

2 Bush Grove, Pelsall

DINING ROOM/BEDROOM FOUR

3.68m x 2.64m (12'1 x 8'8)

PVCu double glazed door to front elevation, central heating radiator, ceiling light point and two wall light points.

UTILITY

4.88m x 2.24m (16'0 x 7'4)

PVCu double glazed frosted window to side elevation, fitted wall and base units, working surface with inset stainless steel single drainer sink, space and plumbing for washing machine, space for additional appliances, tiled floor, fluorescent strip light and central heating radiator.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, central heating radiator, ceiling light point and tiled floor.

FIRST FLOOR LANDING

with ceiling light point and loft access.

BEDROOM ONE

4.09m x 3.12m (13'5 x 10'3)

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

BEDROOM TWO

3.96m x 2.82m (13'0 x 9'3)

PVCu double glazed windows to front and side elevations, vanity wash hand basin with storage cupboard below, central heating radiator and ceiling light point.

BEDROOM THREE

2.51m x 1.91m (8'3 x 6'3)

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail and ceiling light point.

OUTSIDE

FORE GARDEN

having lawn with side borders, ornamental light, block paved driveway providing off road parking and access to:

CAR PORT

with double opening wrought iron gates and wall light point.

SIDE GARDEN

having lawn, well stocked borders and shrubs.

ENCLOSED REAR GARDEN

being paved with raised floral bed, greenhouse, outside tap and large storage shed.

GENERAL INFORMATION

2 Bush Grove, Pelsall

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.

2 Bush Grove, Pelsall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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	