

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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234 Wolverhampton Road, Pelsall, WS3 4AQ Offers In The Region Of £185,000

A traditional 3 bedroom end town house residence that is in need of general modernisation, situated in a popular location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Kitchen * 3 Bedrooms * Bathroom * Separate WC * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
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



234 Wolverhampton Road, Pelsall



Reception Hall



Lounge



Dining Room

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Kitchen



Kitchen



Bedroom One



Bedroom Two

234 Wolverhampton Road, Pelsall



Bedroom Three



Bathroom



Rear Garden



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional 3 bedroom end town house residence that is in need of general modernisation. The property is situated in a popular 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.

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 door and windows to front elevation and wall light point.

RECEPTION HALL

entrance door, PVCu double glazed window to side elevation, central heating radiator, ceiling light point and cloaks cupboard off.

LOUNGE

4.09m x 3.96m (13'5 x 13')

PVCu double glazed window to front elevation and additional PVCu double glazed bay window to side elevation, central heating radiator, ceiling light point and gas fire fitted.

DINING ROOM

3.23m x 2.44m (10'7 x 8')

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

KITCHEN

3.12m x 2.54m (10'3 x 8'4)

PVCu double glazed door and window to side elevation, stainless steel single drainer sink unit, additional wall, base units and drawers, working surfaces, fluorescent strip light, central heating radiator, space for appliances and pantry off.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, airing cupboard off housing the 'Glow worm' central heating boiler and access to boarded loft with drop down ladder and light point.

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BEDROOM ONE

3.96m x 3.48m (13' x 11'5)

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

BEDROOM TWO

3.81m x 3.23m (12'6 x 10'7)

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

BEDROOM THREE

2.57m x 2.44m (8'5 x 8')

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

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric shower over, pedestal wash hand basin, tiled walls, central heating radiator and ceiling light point.

SEPARATE WC

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

OUTSIDE

FORE GARDEN

paved path, twin lawns, hedged boundary and shrubs.

REAR GARDEN

covered side entry, lawn, borders and two brick storage sheds.

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.

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