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62 Westway, Pelsall, WS4 1DH Guide Price £295,000

A traditional style semi detached family residence that has undergone extensive refurbishment and modernisation occupying a quiet cul-de-sac position in this highly sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Ground Floor WC * Three Bedrooms * Modern Bathroom * Side Garage * Gas Central Heating System * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



62 Westway, Pelsall



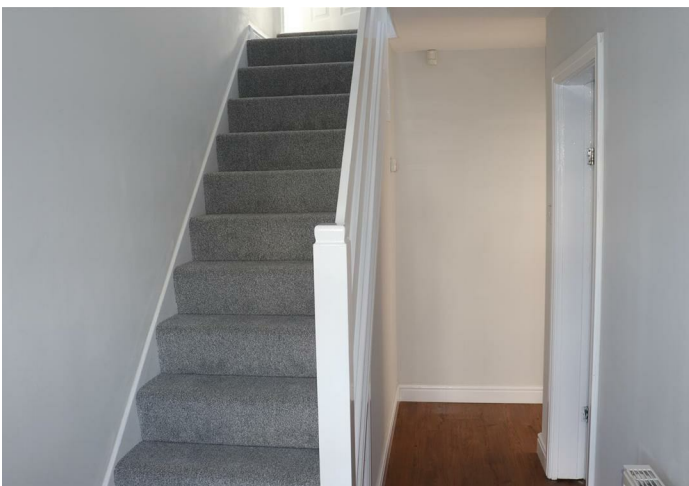
Reception Hall



Lounge



Modern Fitted Dining / Kitchen



Modern Fitted Dining / Kitchen



Bedroom One

62 Westway, Pelsall



Bedroom Two



Bedroom Three



Modern Bathroom



Rear Garden



Rear Elevation

62 Westway, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this traditional style semi detached family residence that has undergone extensive refurbishment and modernisation. The property occupies a quiet cul-de-sac position in this highly sought after residential location and is 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 to front elevation.

RECEPTION HALL

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

LOUNGE

4.09m x 3.81m (13'5 x 12'6)

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

MODERN FITTED DINING/KITCHEN

6.93m x 3.51m (22'9 x 11'6)

three PVCu double glazed windows to rear elevation, two central heating radiators, two ceiling light points and additional ceiling spotlights, laminate floor covering to dining area, tiled floor in kitchen area, range of modern fitted high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over and tiled surrounds, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and space for fridge/freezer.

GROUND FLOOR WC

PVCu double glazed window to side elevation, WC, light point and wall mounted "Worcester" central heating boiler.

FIRST FLOOR LANDING

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

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BEDROOM ONE

4.27m x 3.38m min (14'0" x 11'1" min)

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

BEDROOM TWO

3.81m x 3.51m (12'6" x 11'6")

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

BEDROOM THREE

2.29m x 2.13m (7'6" x 7'0")

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, ceiling light point, central heating radiator, extractor fan and airing cupboard off.

OUTSIDE

SIDE GARAGE

5.82m x 2.90m (19'1" x 9'6")

having up and over door to front, door to the rear gardens and central heating radiator.

FORE GARDEN

having lawn and concrete driveway.

REAR GARDEN

having paved patio area, lawn, side borders 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 