

CHRIS FOSTER & Daughter

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40 Lichfield Road, Pelsall, WS3 4HL Guide Price £189,950

A traditional style semi detached residence in need of general modernisation occupying an excellent position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Fitted Dining/Kitchen * Open Plan Sitting Area * Ground Floor Shower Room * Two Bedrooms * Bathroom * Off Road Parking * Gas Central Heating System * Majority PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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



40 Lichfield Road, Pelsall



Lounge



Dining/Kitchen



Dining/Kitchen



Sitting Area

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Ground Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Rear Garden

40 Lichfield Road, Pelsall



Rear Garden



Front Elevation

40 Lichfield Road, Pelsall

An internal inspection is essential to begin to fully appreciate the full potential offered by this traditional style semi detached residence that is in need of general modernisation. The property occupies an excellent position in this highly sought after residential location close to local amenities and within easy reach of 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 majority PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation.

RECEPTION HALL

having entrance door and ceiling light point.

LOUNGE

4.29m x 3.81m (14'1 x 12'6)

PVCu double glazed bay window to front elevation, feature fireplace with log burner and quarry tiled hearth, two central heating radiators and ceiling light point.

DINING/KITCHEN

4.83m x 3.25m (15'10 x 10'8)

PVCu double glazed door and window to side elevation, range of fitted wall and base units, working surfaces with inset stainless steel single drainer sink, built in oven and hob, plumbing for automatic washing machine, two ceiling light points, laminate floor covering, feature fireplace, useful pantry off and being open plan to:

SITTING AREA

3.66m x 2.44m (12'0 x 8'0)

double glazed windows to rear elevation, laminate floor covering, three central heating radiators, ceiling light point, two wall light points and double glazed door leads to the rear gardens.

GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure, vanity wash hand basin with storage cupboard below, WC and ceiling light point.

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FIRST FLOOR LANDING

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

BEDROOM ONE

3.84m x 3.66m (12'7 x 12'0)

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

BEDROOM TWO

3.28m x 2.49m (10'9 x 8'2)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric shower over and separate tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator and two ceiling light points.

OUTSIDE

DEEP FORE GARDEN

having lawn, side borders and shrubs and driveway providing ample off road parking.

GOOD SIZED REAR GARDEN

having gated side access, security lighting, outside tap, paved pathway, lawn and mature borders, trees and shrubs, two ornamental ponds and large workshop/storage shed.

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			
(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 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	