

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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14 Hall Lane, Pelsall, WS3 4JQ Guide Price £330,000

An extended traditional style detached bungalow residence occupying an excellent position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Kitchen Extension
* Two Double Bedrooms * Bathroom * Separate WC * Utility * Garage & Off Road Parking *
Good Sized Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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



14 Hall Lane, Pelsall



Reception Hall



Lounge



Dining Room



Kitchen Extension

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Bedroom One



Bedroom Two



Bathroom



Separate WC



Rear Garden

14 Hall Lane, Pelsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended traditional style detached bungalow residence that is in need of general modernisation. The property occupies an excellent position in a highly sought after residential location and within easy reach of local amenities at 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 ceiling light point.

RECEPTION HALL

ceiling light point, central heating radiator and loft access.

LOUNGE

4.52m x 3.30m (14'10 x 10'10)

PVCu double glazed bay window to front elevation, feature fireplace, ceiling light point, two wall light points and two central heating radiators.

DINING ROOM

3.66m x 3.35m (12'0 x 11'0)

double glazed patio door leading to the rear gardens, feature fireplace, quarry tiled floor, two wall light points and central heating radiator.

KITCHEN EXTENSION

3.58m x 2.67m (11'9 x 8'9)

PVCu double glazed windows to the rear and side elevations, range of fitted wall, base units and drawers, working surfaces with inset stainless steel double sink unit having mixer tap over, built in electric double oven and separate hob, space and plumbing for washing machine, wall mounted "Ideal" central heating boiler, central heating radiator and fluorescent strip light.

REAR LOBBY

UTILITY

having door to side and space for appliances.

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BEDROOM ONE

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

PVCu double glazed window to rear elevation, range of fitted wardrobes and matching drawers, ceiling light point and central heating radiator.

BEDROOM TWO

3.91m x 3.05m (12'10 x 10'0)

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

BATHROOM

frosted window to side elevation, panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin with storage cupboard below, two ceiling light points and central heating radiator.

SEPERATE WC

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

OUTSIDE

SIDE GARAGE

4.83m x 2.87m (15'10 x 9'5)

up and over door to front elevation, window to rear and ceiling light point.

FORE GARDEN

having tarmac driveway providing ample off road parking, lawn, borders, shrubs and hedged boundary.

GOOD SIZED REAR GARDEN

paved patio area, lawn, mature, well stocked borders, trees and shrubs and hedged boundary, outside tap and gated side access.

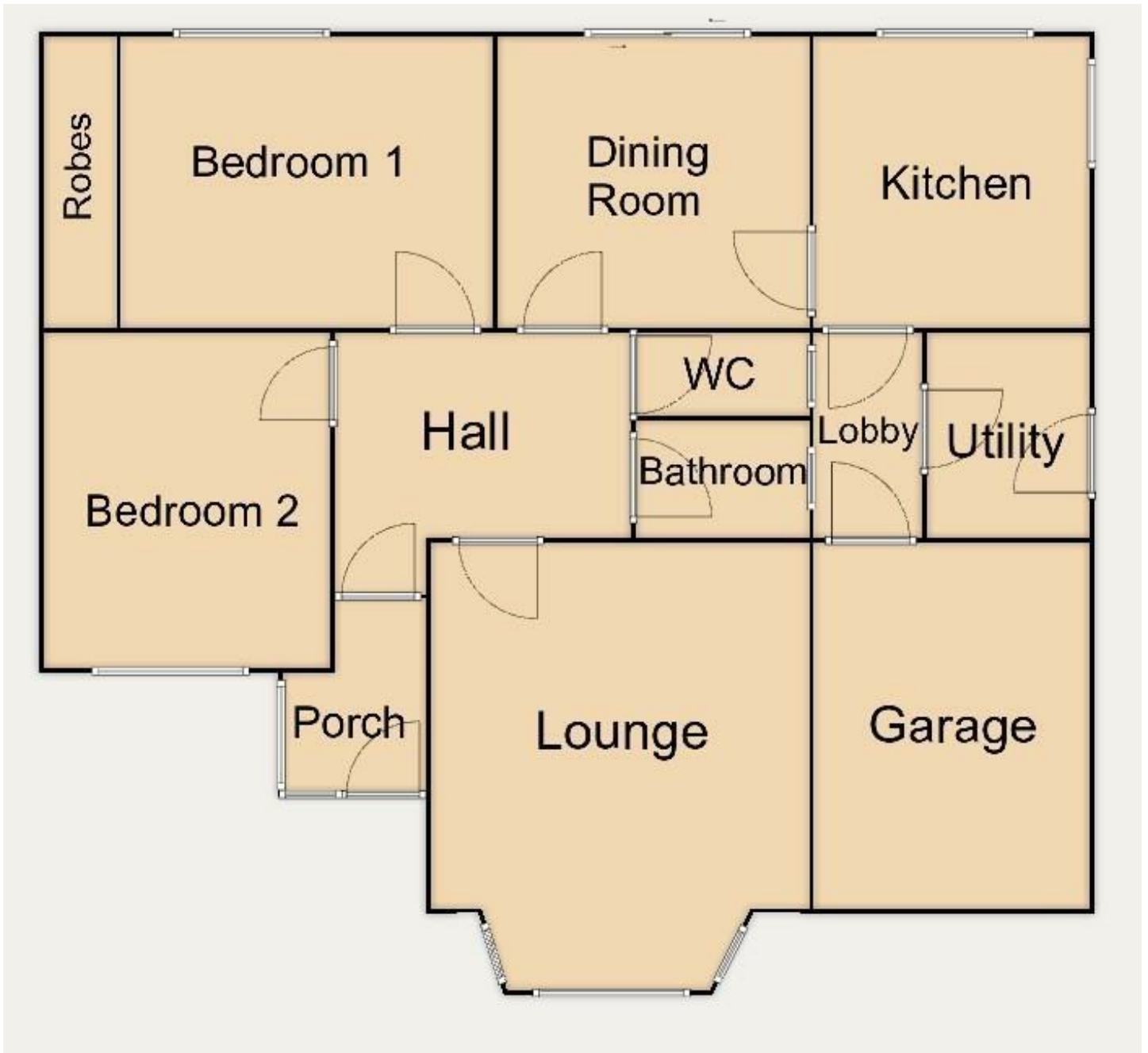
GENERAL INFORMATION

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		