

CHRIS FOSTER & Daughter

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16 Broad Lane, Pelsall, WS4 1AP Guide Price £189,950

A much improved two bedroom semi detached residence situated in this popular residential location close to local amenities. The property has tremendous scope to extend, subject to obtaining the necessary planning approval.

* Ideal First Purchase * Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room
* Fitted Kitchen * Two Bedrooms * Modern Bathroom * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band A
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



16 Broad Lane, Pelsall



Through Lounge/Dining Room



Through Lounge/Dining Room



Re-Fitted Kitchen



Re-Fitted Kitchen

16 Broad Lane, Pelsall



Bedroom One



Bedroom Two



Modern Bathroom



Rear Garden

16 Broad Lane, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this much improved semi detached residence that is situated in a popular residential location and within easy reach of local amenities.

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 the front elevation and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, PVCu double glazed window to side elevation, tiled floor, central heating radiator, ceiling light point and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM

6.05m x 3.45m (19'10 x 11'4)

PVCu double glazed windows to the front and rear elevations, tiled floor, two central heating radiators and ceiling light point.

RE-FITTED KITCHEN

3.20m x 2.29m (10'6 x 7'6)

PVCu double glazed window to rear elevation, PVCu double glazed door leading to the rear gardens, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas job with stainless steel extractor canopy over, wall mounted "Baxi" central heating boiler, space and plumbing for washing machine, space for fridge/freezer and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.42m x 2.74m (14'6 x 9'0)

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

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BEDROOM TWO

3.45m x 3.20m (11'4 x 10'6)

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

LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with overhead and hand held shower attachments, tiled surround and shower screen fitted, vanity wash hand basin and WC unit with storage cupboard below, chrome heated towel rail and ceiling light point.

OUTSIDE

FORE GARDEN

having paved driveway, lawn, hedged boundary and gated side access leading to:

REAR GARDEN

paved patio, lawn and brick built 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	