

# CHRIS FOSTER & Daughter

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## 137 Coronation Road, Pelsall, WS4 1BE Offers In The Region Of £200,000

A traditional style two bedroomed, semi detached residence situated in this sought after residential location.

\* Reception Hall \* Lounge \* Fitted Dining/Kitchen \* Guest Cloakroom \* Two Bedrooms \*  
Luxury Bathroom \* Ample Off Road Parking \* Gas Central Heating System \* PVCu Double  
Glazing \* Solar Panels \*

Council Tax Band A  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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



# 137 Coronation Road, Pelsall



Lounge



Lounge



Kitchen / Diner



Kitchen / Diner



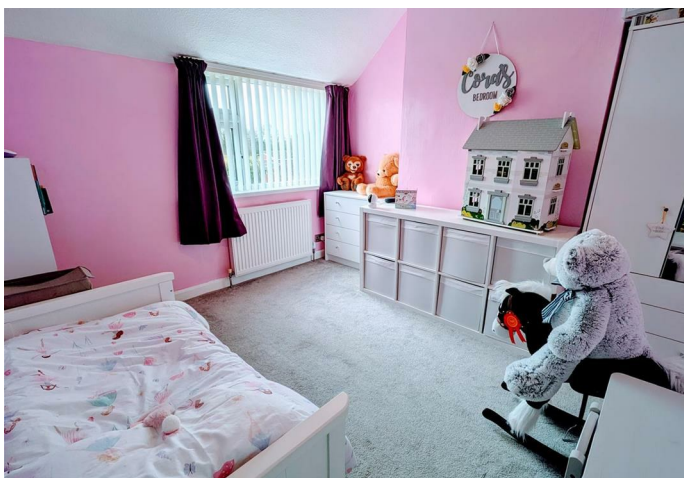
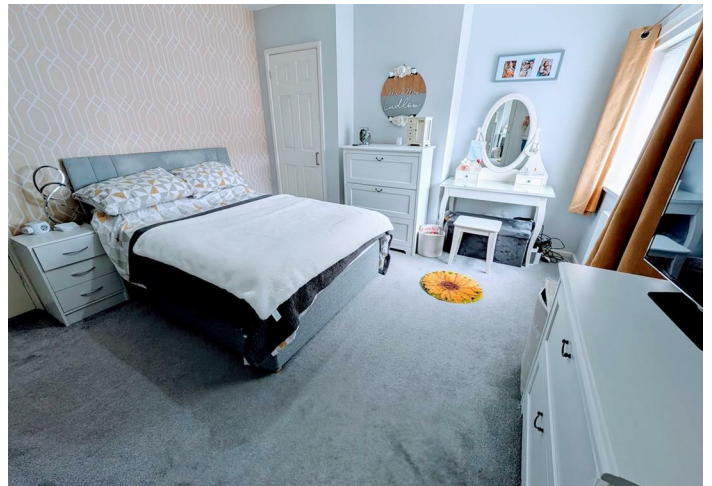
# 137 Coronation Road, Pelsall



Guest Cloakroom



Bedroom One



Bedroom Two



Luxury Bathroom

# 137 Coronation Road, Pelsall



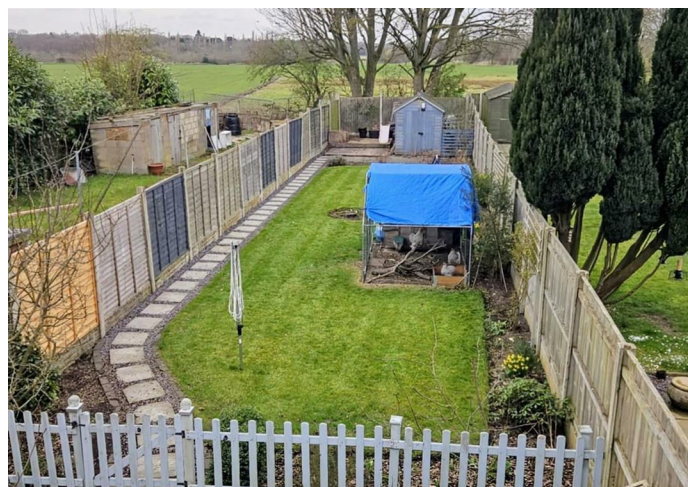
Luxury Bathroom



Luxury Bathroom



Rear Garden



Rear Elevation



# 137 Coronation Road, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this traditional style two bedroomed, semi detached residence situated in this sought after residential 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:

## **ENTRANCE HALL**

having PVCu double glazed frosted entrance door to front elevation, ceiling light point and central heating radiator.

## **LOUNGE**

3.91m x 3.61m (12'10 x 11'10)

having PVCu double glazed bow window to front elevation, ceiling light point, ceiling coving and feature fireplace with modern electric fire and gas point.

## **KITCHEN / DINER**

3.89m x 3.18m (12'09 x 10'05)

having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, range of wall, base units and drawers, working surfaces with upstands and inset stainless steel drainer sink having mixer tap over, built in gas oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine, tumble dryer and fridge/freezer, and central heating radiator.

## **REAR LOBBY**

having PVCu double glazed frosted entrance door to side elevation and ceiling light point.

## **GUEST CLOAKROOM**

having PVCu double glazed frosted windows to rear elevation, ceiling light point, WC and central heating radiator.

## **FIRST FLOOR LANDING**

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

# 137 Coronation Road, Pelsall

## BEDROOM ONE

3.91m (max plus robes) x 3.63m (12'10 (max plus robes) x 11'11)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobe and airing cupboard off housing 'Worcester' central heating boiler.

## BEDROOM TWO

3.20m x 3.00m (10'06 x 9'10)

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

## LUXURY BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, heated towel rail, 'P' shaped bath having chrome mixer tap and thermostatic mixer shower over with fitted shower screen, vanity unit sink having chrome mixer tap over and WC.

## OUTSIDE

### FORE GARDEN

having slate driveway with slabbed path and fenced borders.

### REAR GARDEN

having slabbed patio area, lawned area with mature plants and shrubs, slabbed path leading to useful shed, electric point and fenced borders.

## GENERAL INFORMATION

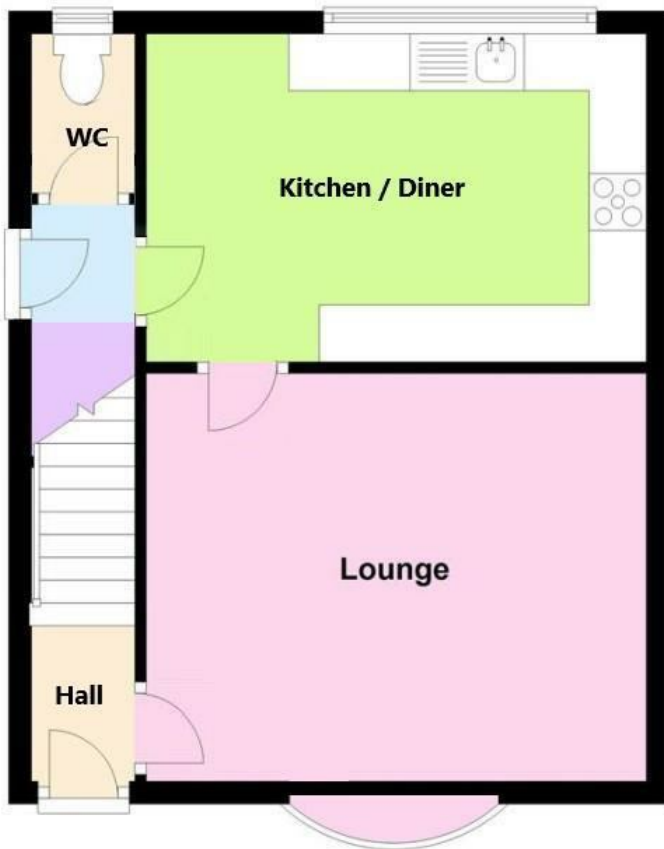
We understand the property is Freehold with vacant possession upon completion.

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.

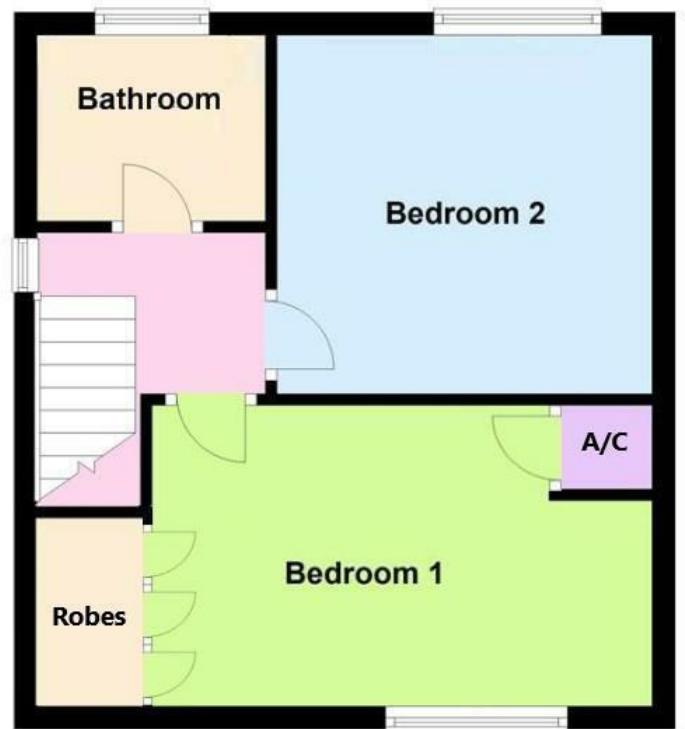
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

# 137 Coronation Road, Pelsall

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	