

# CHRIS FOSTER & Daughter

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## 27 Old Mill Gardens, Pelsall, WS4 1BJ Guide Price £295,000

A particularly spacious, well presented, extended, three bedroom semi detached family residence occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

\* Reception Hall \* Guest Cloakroom \* Lounge \* Conservatory \* Fitted Kitchen \* Three Bedrooms \* Master with En Suite Shower Room \* Bathroom \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





## 27 Old Mill Gardens, Pelsall



Guest Cloakroom



Lounge



Lounge



Conservatory



# 27 Old Mill Gardens, Pelsall



Extended Fitted Kitchen



Extended Fitted Kitchen



Bedroom One



Bedroom One



Luxury En Suite



## 27 Old Mill Gardens, Pelsall



Luxury En Suite



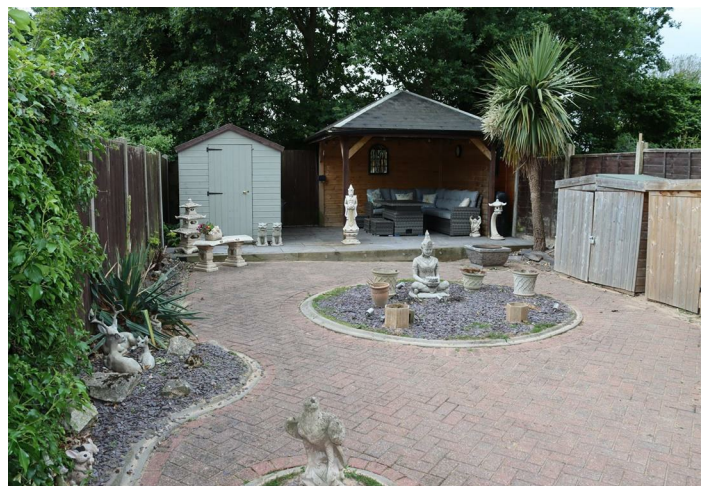
Bedroom One



Bedroom Three



Bathroom



Rear Garden

## 27 Old Mill Gardens, Pelsall

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented extended semi detached family residence that occupies a quiet cul-de-sac position in this sought after residential location 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 glazed briefly comprises the following:

### **RECEPTION HALL**

PVCu double glazed entrance door, ceiling spotlights, two central heating radiators, tiled floor and cloaks cupboard off.

### **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, WC, wash hand basin, tiled floor, central heating radiator, ceiling light point and extractor fan.

### **LOUNGE**

7.11m x 3.12m (23'4" x 10'3")

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, three wall light points and PVCu double glazed double opening doors leading to:

### **CONSERVATORY/SUN LOUNGE**

3.96m x 3.30m (13'0" x 10'10")

having insulated roof, PVCu double glazed double opening doors and windows to rear, tiled floor, central heating radiator and ceiling spotlights.

### **MODERN FITTED KITCHEN**

5.59m x 4.11m max dims (18'4" x 13'5" max dims)

PVCu double glazed window and double opening doors leading to the rear elevation, tiled floor, central heating radiator, ceiling spotlights, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and induction hob with stainless steel extractor canopy over, space for fridge/freezer, dishwasher, washing machine and tumble dryer and useful pantry off.

# 27 Old Mill Gardens, Pelsall

## FIRST FLOOR LANDING

with ceiling light point and loft access housing the "Worcester" central heating boiler.

## BEDROOM ONE

3.58m x 3.58m plus wardrobes (11'9 x 11'9 plus wardrobes )

two PVCu double glazed windows to front elevation, range of mirrored wardrobes to one wall, central heating radiator, ceiling light/fan and built in storage cupboard.

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, walk in shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage drawer below, WC, tiled floor, heated towel rail, ceiling spotlights and extractor fan.

## BEDROOM TWO

2.90m x 2.03m (9'6 x 6'8)

PVCu double glazed window to rear elevation, range of mirrored wardrobes, central heating radiator, ceiling light/fan and laminate floor covering.

## BEDROOM THREE

3.35m x 2.13m (11'0 x 7'0)

PVCu double glazed window to rear elevation, fitted mirrored wardrobes, central heating radiator, ceiling light point and laminate floor covering.

## BATHROOM

PVCu double glazed frosted window to rear elevation, jacuzzi bath with electric shower over, tiled surround, shower screen fitted, pedestal wash hand basin, WC, tiled floor, chrome heated towel rail and ceiling light point.

## OUTSIDE

### FORE GARDEN

having block paved frontage providing off road parking for two vehicles.

### REAR GARDEN

being majority block paved with side borders, timber fencing, outside tap, security light and additional paved area to rear with covered seating area and useful 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.

# 27 Old Mill Gardens, Pelsall



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