

CHRIS FOSTER & Daughter

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50 Fairburn Crescent, Pelsall, WS3 4PU Guide Price £440,000

This modern, well presented, detached, 4 bedroomed family residence enjoys a quiet position on this sought after development and demands an internal inspection to be fully appreciated.

* Modern Detached Residence * Hall * Guest Cloakroom * Lounge * Sitting Room * Luxury Fitted Kitchen * Conservatory * Utility * 4 Bedrooms, Master with En Suite Shower Room * Family Bathroom * Off Road Parking * Garage * Gas Central Heating * PVCu Double Glazing * Electric Car Charging Point *

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



50 Fairburn Crescent, Pelsall



Sitting Room



Lounge



Lounge



Luxury Fitted Kitchen

50 Fairburn Crescent, Pelsall



Luxury Fitted Kitchen



Utility



Guest Cloakroom



Conservatory

50 Fairburn Crescent, Pelsall



First Floor Landing



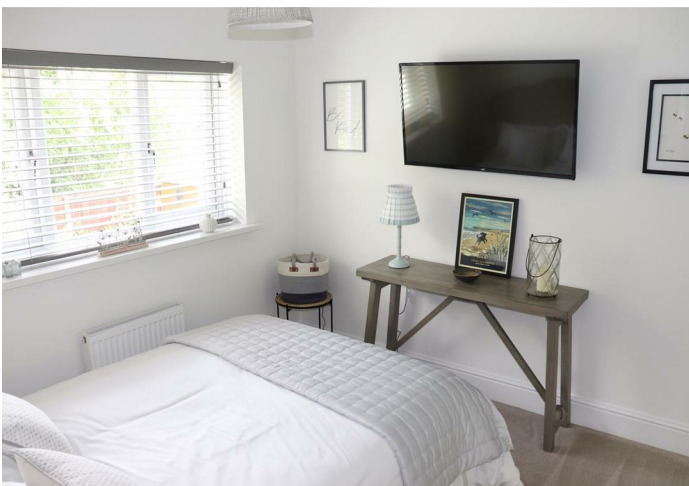
Bedroom One



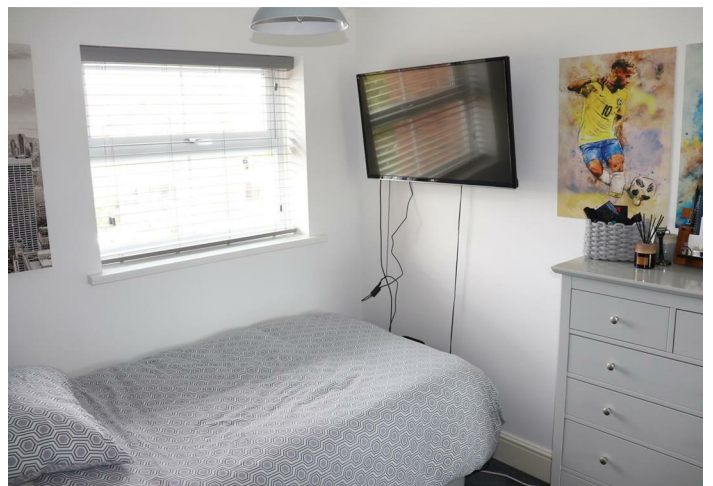
Bedroom One



En Suite Shower Room



Bedroom Two



Bedroom Three

50 Fairburn Crescent, Pelsall



Bedroom Four



Luxury family Bathroom



Luxury Family Bathroom



Rear Garden



Rear Garden



Rear Elevation

50 Fairburn Crescent, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this modern, well presented, detached, 4 bedroomed family residence that occupies a quiet position on this sought after development 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:

RECEPTION HALL

having PVCu double glazed frosted door to front elevation, two ceiling light points, central heating radiator and hardwood flooring.

GUEST CLOAKROOM

having PVCu double glazed frosted window to front elevation, ceiling light point and additional spot light, central heating radiator, WC, wash hand basin having chrome mixer tap over and tiled flooring.

SITTING/DINING ROOM

3.61m (into bay) x 2.64m (11'10 (into bay) x 8'08)

having PVCu double glazed bay window to front elevation, ceiling light point, ceiling coving, central heating radiator and hardwood flooring.

LOUNGE

5.18m (into bay) x 3.94m (17'00 (into bay) x 12'11)

having PVCu double glazed bay window with french doors to rear elevation, ceiling light point, two wall lights, ceiling coving, central heating radiator, gas coal effect fireplace and hardwood flooring.

LUXURY FITTED KITCHEN

4.11m x 3.25m (13'06 x 10'08)

having PVCu double glazed bi-fold doors to rear elevation, composite double glazed frosted door and window to side elevation, inset ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with tiled surround, central heating radiator, under stair storage cupboard off and tiled flooring.

50 Fairburn Crescent, Pelsall

UTILITY

2.34m x 1.57m (7'08 x 5'02)

having ceiling light point, central heating radiator, fitted wall and base units, working surfaces having inset stainless steel drainer sink and mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' central heating boiler and extractor fan.

CONSERVATORY

3.28m x 3.12m (10'09 x 10'03)

having PVCu double glazed french doors to side elevation and windows to rear and side elevations, ceiling light/fan, central heating radiator and tiled flooring.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard off and loft access.

BEDROOM ONE

3.91m x 3.84m (max) (12'10 x 12'07 (max))

having two PVCu double glazed windows to front elevation, ceiling light point, central heating radiator and built in wardrobes.

EN SUITE SHOWER ROOM

having PVCu double glazed frosted window to front elevation, ceiling light point, central heating radiator and heated towel rail, WC, pedestal wash hand basin having chrome mixer tap over, shower cubicle having electric 'Aqualisa' shower fitted, extractor fan, shaver point and tiled flooring.

BEDROOM TWO

2.87m x 2.82m (plus robes) (9'05 x 9'03 (plus robes))

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

BEDROOM THREE

2.57m (plus robes) x 2.46m (8'05 (plus robes) x 8'01)

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

BEDROOM FOUR

1.96m x 1.88m (6'05 x 6'02)

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

LUXURY BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, central heating radiator and heated towel rail, WC, wall mounted wash hand basin having mixer tap over, panelled bath having mixer tap and additional shower attachment over, shower enclosure having electric 'Aqualisa' shower fitted and tiled flooring.

OUTSIDE

GARAGE

3.18m x 2.29m (10'05 x 7'06)

having electric roller garage door to front elevation and ceiling light point.

50 Fairburn Crescent, Pelsall

FORE GARDEN

having tarmacadam driveway with gravel bed and mature tree and block paved borders, and electric car charging point.

REAR GARDEN

having paved patio area, lawned area, mature bushes and shrubs, security lighting and fenced borders.

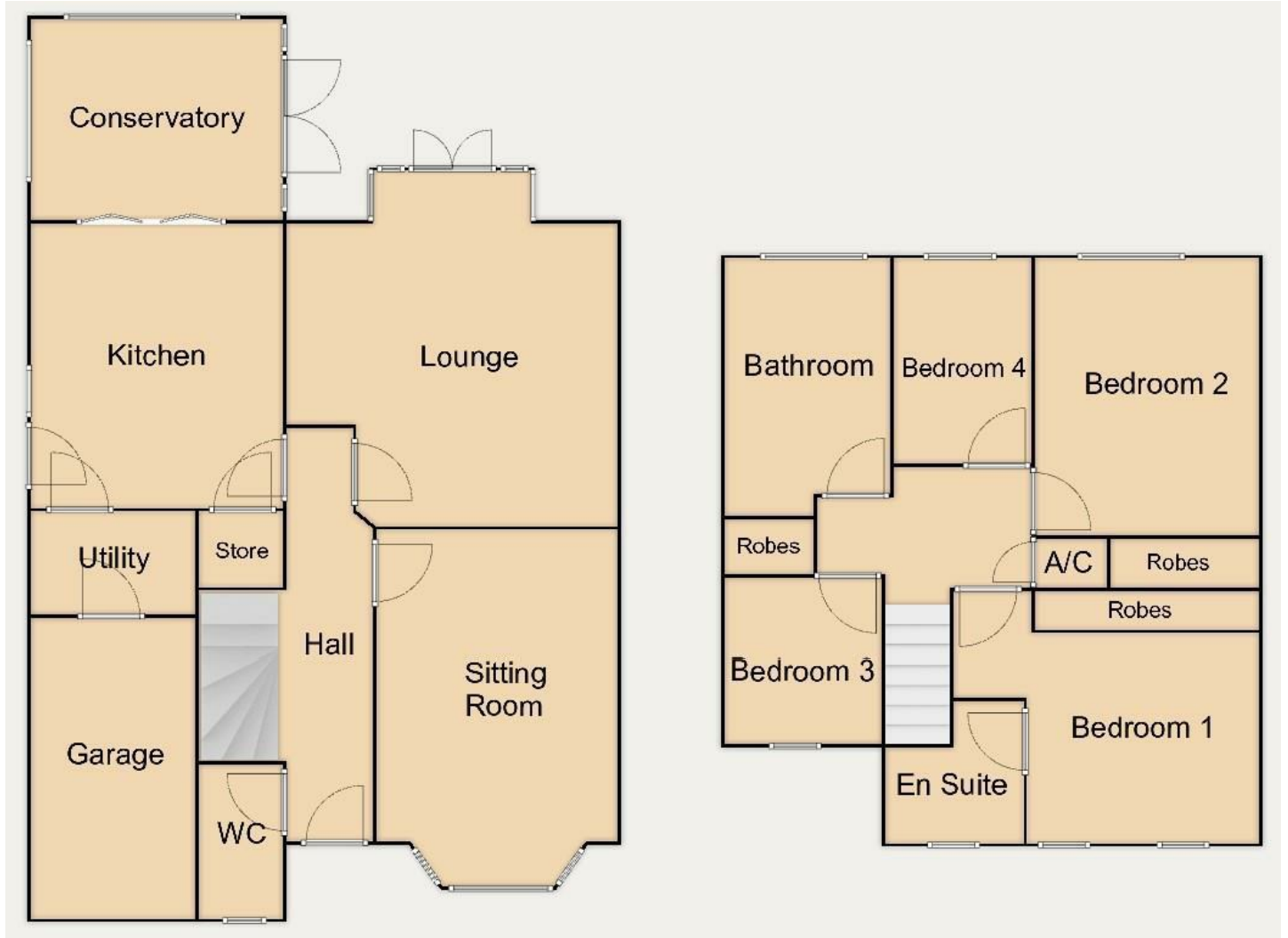
GENERAL INFORMATION

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.

50 Fairburn Crescent, 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		