

# CHRIS FOSTER & Daughter

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## 10 Millfield Avenue, Pelsall, WS4 1DD Guide Price £319,950

An extremely well maintained and presented traditional style detached family residence situated in this sought after residential location and within easy reach of local amenities.

\* Recessed Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Conservatory \* Luxury Fitted Kitchen \* Utility \* Three Bedrooms \* Bathroom \* Side Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 10 Millfield Avenue, Pelsall



Reception Hall



Lounge



Lounge



Dining Room



Conservatory



Luxury Kitchen

# 10 Millfield Avenue, Pelsall



Luxury Kitchen



Utility



Bedroom One



Bedroom Two



# 10 Millfield Avenue, Pelsall



Bedroom Two



Bedroom Three



Bathroom



Rear Elevation



Rear Garden

# 10 Millfield Avenue, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented traditional style detached family residence that occupies an excellent 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 glazing briefly comprises the following:

## **RECESSED PORCH**

leading to:

## **RECEPTION HALL**

composite entrance door, central heating radiator, wall light point and under stairs storage cupboard.

## **LOUNGE**

4.67m x 3.20m (15'4 x 10'6)

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

## **DINING ROOM**

3.81m x 3.20m (12'6 x 10'6)

central heating radiator, ceiling light point and PVCu double glazed sliding patio door leading to:

## **CONSERVATORY**

3.38m x 2.82m (11'1 x 9'3)

PVCu double glazed double opening doors and windows to rear elevation, tiled floor and ceiling light/fan.

## **LUXURY FITTED KITCHEN**

3.81m x 2.44m (12'6 x 8'0)

PVCu double glazed window to rear elevation, range of luxury fitted cream high gloss wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in "AEG" electric oven, "Zanussi" gas hob with extractor canopy over, integrated fridge/freezer, space for slimline dishwasher, two ceiling light points, laminate floor covering and door leading to:

# 10 Millfield Avenue, Pelsall

## UTILITY

2.77m x 1.60m (9'1 x 5'3)

PVCu double glazed door leading to the rear gardens, range of wall, base units and drawers, working surface with inset stainless steel single drainer sink, space and plumbing for washing machine, central heating radiator, tiled floor and ceiling light point.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and walk in storage cupboard off with window to side and light point.

## BEDROOM ONE

4.67m x 3.20m (15'4 x 10'6)

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

## BEDROOM TWO

3.81m x 3.20m (12'6 x 10'6)

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

## BEDROOM THREE

2.36m x 1.98m (7'9 x 6'6)

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

## BATHROOM

2.44m x 1.68m (8'0 x 5'6)

PVCu double glazed frosted window to rear elevation, panelled bath with "Triton" shower over, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and tiled walls.

## OUTSIDE

### SIDE GARAGE

5.89m x 2.79m (19'4 x 9'2)

electric roller door to front, two fluorescent strip lights and access to the utility.

### FORE GARDEN

having "Creteprint" driveway providing off road parking, shrubs and security light.

### REAR GARDEN

paved patio area, shaped lawn, well stocked borders and shrubs, additional rear paved patio area and useful shed, security light and outside tap.

## GENERAL INFORMATION

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

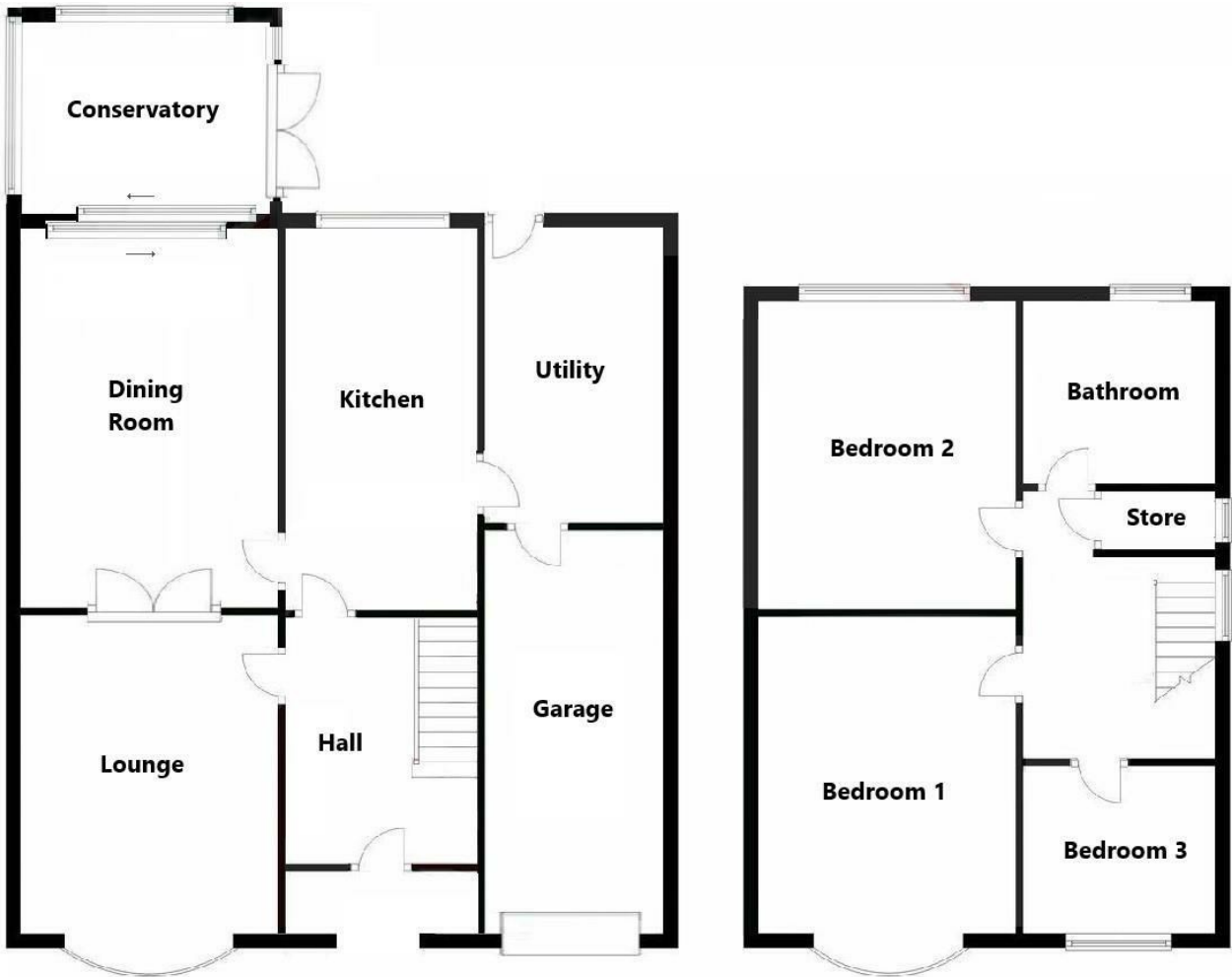
**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**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

## **10 Millfield Avenue, Pelsall**

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.

# 10 Millfield Avenue, 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 |           |