

# CHRIS FOSTER & Daughter

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## **6 Moatside Close, Pelsall, WS3 5BS** **Guide Price £525,000**

A superbly appointed and particularly spacious, extended, detached family residence that has been extensively improved by the present owner occupying a quiet cul-de-sac position on this sought after residential development.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Separate Dining Room  
\* Luxury Fitted Breakfast/Kitchen \* Utility \* Five Bedrooms \* Master with En Suite Shower  
Room \* Family Bathroom \* Double Garage & Off Road Parking \* Gas Central Heating System \*  
PVCu Double Glazing

Council Tax Band F  
Local Authority - Walsall



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

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**Company Number: 11253248**



## 6 Moatside Close, Pelsall



Lounge



Lounge



Dining Area



Luxury Breakfast/Kitchen

## 6 Moatside Close, Pelsall



Luxury Breakfast/Kitchen



Luxury Breakfast/Kitchen



Utility



Bedroom One

## 6 Moatside Close, Pelsall



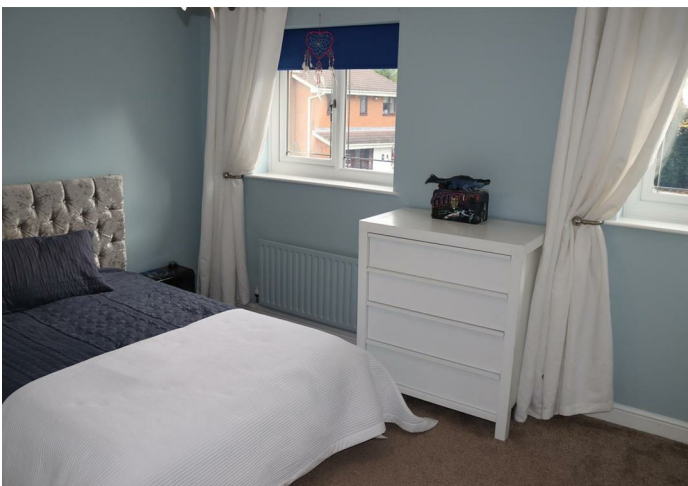
Bedroom One



En Suite



Bedroom Two



Bedroom Three

## 6 Moatside Close, Pelsall



Bedroom Four



Bedroom Five



Bathroom



Rear Garden

## 6 Moatside Close, Pelsall

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious extended detached family residence that has been extensively improved by the present owner. The property occupies an excellent corner position at the head of a quiet residential cul-de-sac on this sought after development within easy reach of 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:

### **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation, tiled walls and wall light point.

### **RECEPTION HALL**

PVCu double glazed entrance door, tiled floor, central heating radiator and ceiling light point.

### **GUEST CLOAKROOM**

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

### **LOUNGE**

4.98m x 3.58m (16'4 x 11'9)

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, wood flooring, four wall light points, central heating radiator and interconnecting doors leading to:

### **DINING ROOM**

3.58m x 2.97m (11'9 x 9'9)

PVCu double glazed double opening doors leading to the rear gardens, central heating radiator, ceiling light point and wood flooring.

### **LUXURY 'L' SHAPED BREAKFAST/KITCHEN**

6.10m x 2.29m max dims (20'0" x 7'6" max dims)

two PVCu double glazed windows to the rear elevation, tiled floor, two modern central heating radiators, range of luxury fitted base units and drawers, additional full height units, integrated dishwasher, working surfaces with integrated single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, space for American style fridge/freezer and ceiling spotlights.

# 6 Moatside Close, Pelsall

## UTILITY

3.28m x 1.83m (10'9 x 6'0)

PVCu double glazed window to the rear elevation and door to side, fitted wall and base units, working surface with inset single drainer sink having mixer tap over, space for appliances, tiled floor, ceiling light point, central heating radiator and extractor fan.

## FIRST FLOOR LANDING

ceiling spotlights, loft access and airing cupboard off.

## BEDROOM ONE

4.32m x 3.86m (14'2 x 12'8)

PVCu triple glazed windows to the rear and side elevations, central heating radiator and ceiling light point.

## EN SUITE SHOWER ROOM

PVCu triple glazed frosted window to rear elevation, tiled shower enclosure with overhead and hand held shower attachments, pedestal wash hand basin, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

## BEDROOM TWO

4.88m x 3.61m max (16'0" x 11'10" max)

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

## BEDROOM THREE

3.81m max x 3.68m (12'5" max x 12'0")

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

## BEDROOM FOUR

4.62m x 3.10m (15'2 x 10'2)

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

## BEDROOM FIVE

3.76m max x 2.01m (12'4" max x 6'7")

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

## FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Mira" shower over, tiled surround and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, tiled floor, chrome heated towel rail, ceiling spotlights and extractor fan.

## OUTSIDE

### DOUBLE GARAGE

5.11m x 4.70m (16'9 x 15'5 )

twin up and over doors, wall mounted "Worcester" central heating boiler, light and power points.

### WIDE FORE GARDEN

block paved driveway providing off road parking, lawn, shrubs, outside lighting and double opening gates lead to the side.

## 6 Moatside Close, Pelsall

### REAR GARDEN

paved patio area, lawn, side borders, timber fencing, outside tap and security lights.

### 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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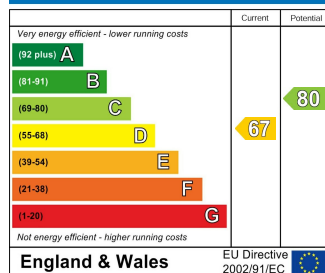
Ground Floor



First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

