

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



59 Mill Road, Pelsall, WS4 1BS To Let £1,250 PCM

An extremely well maintained and presented, traditional style detached family residence occupying an excellent corner position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Open Plan Dining/Kitchen * Guest Cloakroom * Three Bedrooms * Modern Bathroom * Detached Double Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Smokers * No Sharers

Council Tax Band D
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



59 Mill Road, Pelsall



Porch Entrance



Reception Hall



Guest Cloakroom



Lounge



Dining Area

59 Mill Road, Pelsall



Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

59 Mill Road, Pelsall



Rear Garden



Rear Elevation



Front Elevation

59 Mill Road, Pelsall

An internal inspection is essential to begin to fully appreciate this particularly well maintained and presented traditional style detached family residence that occupies an excellent corner position 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.

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.

RECEPTION HALL

having entrance door, laminate floor covering, central heating radiator, ceiling light point and cloaks cupboard off.

LOUNGE

4.11m x 3.35m (13'6 x 11'0)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted, ceiling light point, central heating radiator and double opening doors leading to:

OPEN PLAN MODERN FITTED DINING/KITCHEN

5.59m x 3.53m (18'4 x 11'7)

PVCu double glazed sliding patio door leading to the rear gardens, additional PVCu double glazed window to rear and door to side, central heating radiator, ceiling light point and additional ceiling spotlights, range of modern fitted base units, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, wash hand basin and ceiling spotlights.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

4.29m x 3.35m (14'1 x 11'0)

PVCu double glazed bay window to front elevation, central heating radiator and two ceiling light points.

59 Mill Road, Pelsall

BEDROOM TWO

3.51m x 3.51m (11'6 x 11'6)

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

BEDROOM THREE

2.26m x 2.13m (7'5 x 7'0)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with overhead shower and shower screen fitted, vanity wash hand basin, WC unit with storage cupboard below, chrome heated towel rail, tiled walls, ceiling spotlights and airing cupboard off housing the central heating boiler.

OUTSIDE

DETACHED DOUBLE GARAGE

7.34m x 4.88m (24'1 x 16'0)

having electric roller door, PVCu double glazed frosted window to rear, three florescent strip lights, power points and electric car charging point.

FORE GARDEN

having paved pathways, gravelled area with mature inset shrubs and side access leading to block paved driveway providing off road parking and access to the garage.

REAR GARDEN

with gated access, having paved patio, gravelled area with side borders and shrubs.

GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

FIXTURES AND FITTINGS All items specified in these letting particulars will be available with the property.

SERVICES All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

NO SMOKERS – NO SHARERS

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 particulars.

59 Mill Road, Pelsall

