CHRIS FOSTER & Daughter

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48 Broad Way, Pelsall, WS4 1AN
Offers Over £300,000

A particularly spacious extended detached family residence occupying an excellent position in this popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Extended Dining Room * Conservatory * Extended Fitted Kitchen * Utility * Guest Cloakroom * 3 Bedrooms * Modern Shower Room * Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall

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

48 Broad Way, Pelsall



Lounge



Dining Room



Conservatory



Extended Fitted Kitchen



Utility



W.C.

48 Broad Way, Pelsall



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

48 Broad Way, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended detached family residence that occupies an excellent position in this popular 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 Greenfield Primary, Ormiston Shelfield Community Academy, 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 double opening doors to front and wall light point.

RECEPTION HALL
frosted glass panelled entrance door, radiator, ceiling light point and under stair storage cupboard off.

LOUNGE
4.34m x 4.14m (14'3 x 13'7)
PVCu double glazed bay window to front, feature fireplace with gas coal effect fire fitted, radiator, ceiling light point and connecting door leading to:

EXTENDED DINING ROOM
5.03m x 3.58m (16'6 x 11'9)
two radiators, ceiling light point and double opening doors leading to:

CONSERVATORY
3.66m x 2.21m (12' x 7'3)
PVCu double glazed door and windows to rear and tiled floor.

EXTENDED FITTED KITCHEN
5.18m x 2.62m (17' x 8'7)
PVCu double glazed windows to rear and side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, two fluorescent strip lights, radiator, space for fridge/freezer and tiled floor.

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UTILITY
4.80m x 2.36m (15'9 x 7'9)
PVCu double glazed door and window to rear, fitted units, working surface with inset stainless steel single drainer sink having mixer tap over, space for appliances, tiled floor, electric panel heater and fluorescent strip light.

GUEST CLOAKROOM
PVCu double glazed window to side, wc, pedestal wash hand basin, tiled floor, ceiling light point and electric panel heater.

FIRST FLOOR LANDING
PVCu double glazed window to side, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE
3.56m x 3.51m max (11'8 x 11'6 max)
PVCu double glazed window to front, range of fitted wardrobes and dressing table, radiator and ceiling light point.

BEDROOM TWO
3.56m x 3.10m (11'8 x 10'2)
PVCu double glazed window to rear, fitted wardrobes and dressing table, radiator and ceiling light point.

BEDROOM THREE
2.67m x 2.51m (8'9 x 8'3)
PVCu double glazed window to front, radiator and ceiling light point.

MODERN SHOWER ROOM
PVCu double glazed window to rear, shower enclosure, vanity wash hand basin and wc unit with storage cupboard below, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

GARAGE
5.11m x 2.62m (16'9 x 8'7)
double opening doors to front, two PVCu double glazed windows to side, wall mounted 'Worcester' central heating boiler, access to the utility, light and power.

FORE GARDEN
walled boundary with double opening gates leading to block paved frontage providing ample off road parking and side access leading to:

REAR GARDEN
paved patio area and pathway, outside tap, lawn with side borders and timber fencing.

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

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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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