CHRIS FOSTER & Daughter

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71 Allens Lane, Walsall, WS3 4JS
Asking Price £250,000

Chris Foster & Daughter are pleased to offer for sale this beautifully presented, three bedroom semi-detached home in a much sought after location within Pelsall. The light & airy accommodation comprises in brief: entrance hall, lounge, generous fitted dining kitchen, lobby, ground floor w.c, three bedrooms and a modern shower room. Further benefits include double glazing and central heating (both where specified), good sized rear garden and driveway to the front. Immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - A
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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

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71 Allens Lane, Walsall

Dining Kitchen

Dining Kitchen

Dining Kitchen

Lounge

Lounge

Lobby

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W.C

Shower Room

Bedroom One

Bedroom Two

Bedroom Three

Garden

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Pelsall
Pelsall 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.

Frontage
Approached via a gravelled driveway affording off road parking and leading to door to:-

Hallway
With stairs rising to the first floor and door to:-

Lounge
4.01m max x 3.43m min exc bay (13'2" max x 11'3" min exc bay)
With central heating radiator, uPVC double glazed bay window to the front and doorway to:-

Dining Kitchen
5.05m max x 4.55m (16'7" max x 14'11")
Having a range of units with work surface over incorporating single drainer sink unit, hob, oven, uPVC double glazed windows to the side and rear, tiled floor, two central heating radiators and uPVC double glazed french doors to:-

Lobby
3.02m max 1.78m min x 2.24m max (9'11" max 5'10" min x 7'4" max)
With uPVC double glazed window to the rear, uPVC double glazed door to side and door to:-

W.C
With low flush w.c, wash hand basin, part tiled walls and heated towel rail.

First Floor Landing
With frosted uPVC double glazed window to the side, loft access and doors off to:-

Bedroom One
3.33m x 3.07m max (10'11" x 10'1" max)
With central heating radiator and uPVC double glazed window to the rear.

Bedroom Two
3.43m x 3.05m max (11'3" x 10'0" max)
With central heating radiator and uPVC double glazed window to the front.

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Bedroom Three
2.34m x 1.85m (7'8" x 6'1")
With central heating radiator and uPVC double glazed window to the rear.

Shower Room
Having a modern suite comprising shower cubicle with electric shower, wash hand basin, low flush w.c, central heating radiator and uPVC double glazed window to the front.

Rear Garden
Having a paved patio with steps down to generous lawned garden with shrub borders. Integrated garden store and pedestrian gate to the front.

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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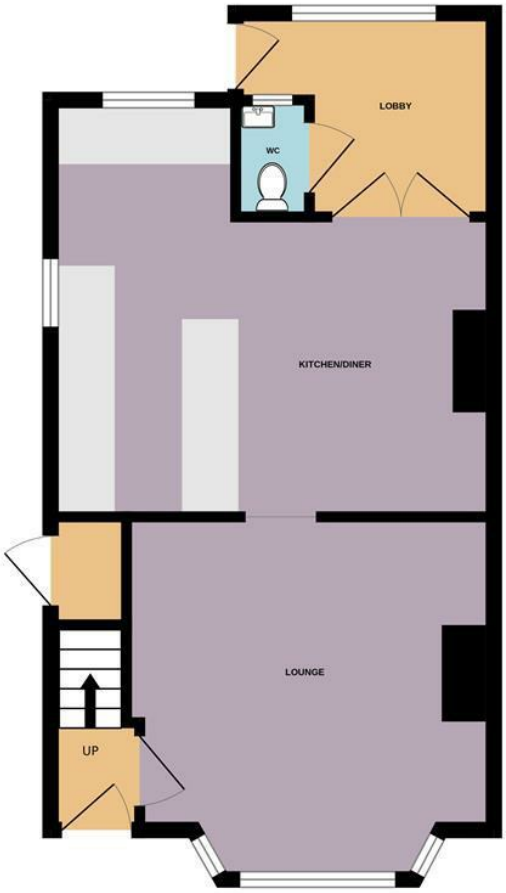
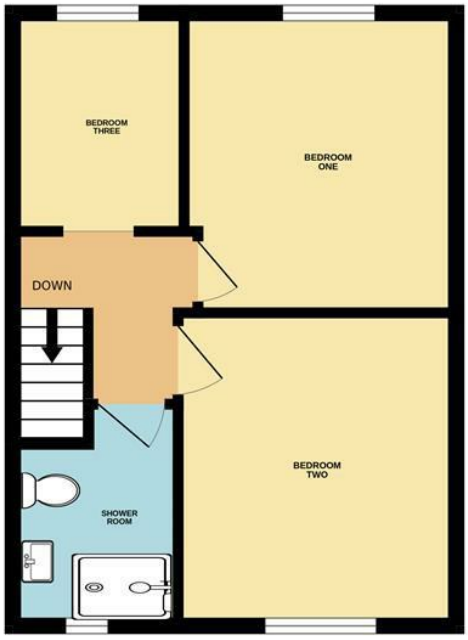
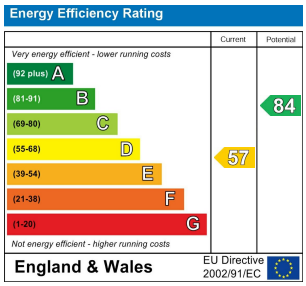
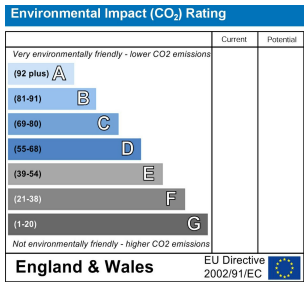
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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