# CHRIS FOSTER & Daughter

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## 57 Gilpin Crescent, Pelsall WS3 4HX
## Asking Price £290,000

Chris Foster & Daughter are pleased to offer for sale this superbly maintained and presented, three bedroom link-detached family home, occupying a much sought-after position within the ever popular area of Pelsall. The property offers a light and airy interior comprising, in brief: porch, lounge, lovely fitted dining kitchen, lobby and utility room/W.C. To the first floor are three bedrooms and a family modern bathroom. The property enjoys a good-sized rear garden, large store (remainder of the garage) and a block-paved multi-vehicle driveway providing ample off-road parking to the front. Further benefits include central heating and double glazing (both where specified). Immediate viewing is highly recommended to fully appreciate the accommodation on offer and avoid potential disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

**6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA**
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**Chris Foster & Daughter Limited – Registered in England and Wales**
**Company Number: 11253248**

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# 57 Gilpin Crescent, Pelsall

Lounge

Lounge

Dining Kitchen

Dining Kitchen

Dining Kitchen

Conservatory

# 57 Gilpin Crescent, Pelsall

Utility/W.C

Bedroom One

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

# 57 Gilpin Crescent, Pelsall

Bathroom

Rear Garden

Rear Garden

# 57 Gilpin Crescent, Pelsall

**Pelsall**
The lovely village of Pelsall has amenities including 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**
Having a block-paved driveway affording multi-vehicle off road parking and leading to door to:-

**Porch**
With central heating radiator and door to:-

**Lounge**
4.56 max x 3.09 min exc bay (14'11" max x 10'1" min exc bay)
Having stairs rising to the first floor, central heating radiator, uPVC double glazed window to the front and double doors off to:-

**Dining Kitchen**
4.57 max x 3.57 max (14'11" max x 11'8" max)
Being fitted with a range of modern and stylish eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, part tiled floor, feature high level central heating radiator, uPVC double glazed window to the rear, door to lobby and uPVC double glazed french doors to:-

**Conservatory**
2.78 x 2.52 (9'1" x 8'3")
With tiled floor and uPVC double glazed french doors to the side.

**Lobby**
Tiled floor, part uPVC double glazed door to the rear, central heating radiator, door to store and door to:-

**Utility/W.C**
Having work surface with plumbing for appliance under, low flush w.c, wash hand basin, tiled splashback, tiled floor and uPVC double glazed window to the rear.

**Store (remainder of garage)**
3.49 min x 2.44 max (11'5" min x 8'0" max)
With power & light and up & over door to the front.

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**First Floor Landing**
With built-in cupboard, loft access and doors off to:-

**Bedroom One**
3.51 max x 2.73 max (11'6" max x 8'11" max)
With built-in wardrobe, central heating radiator and two uPVC double glazed windows to the front.

**Bedroom Two**
2.99 x 1.75 (9'9" x 5'8")
With central heating radiator and uPVC double glazed window to the rear.

**Bedroom Three**
2.70 x 1.97 (8'10" x 6'5")
With central heating radiator and uPVC double glazed window to the rear.

**Bathroom**
With modern suite comprising bath with electric shower over, low flush w.c, wash hand basin, tiled walls, tiled floor, heated towel rail and frosted uPVC double glazed window to the side.

**Rear Garden**
Having a paved patio with good sized lawn garden beyond with shrub borders. Pedestrian gate to side gives access from 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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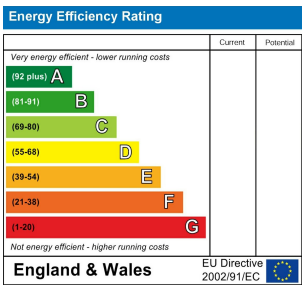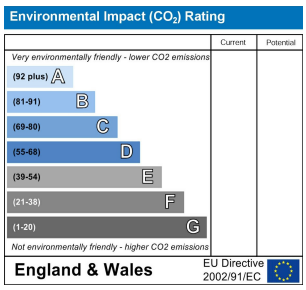
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