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28 Wood Common Grange, Pelsall, WS3 5EY Guide Price £425,000

A particularly spacious, well presented executive style detached family residence occupying an excellent position on this sought after development within easy reach of local amenities.

* Generous Plot Size * Impressive and Much Improved Accommodation * Reception Hall * Guest Cloakroom * Lounge * Study * Conservatory * Superb Open Plan Dining/Kitchen/Family Room * Utility * 4 Bedrooms - Master En Suite * Family Bathroom * Double Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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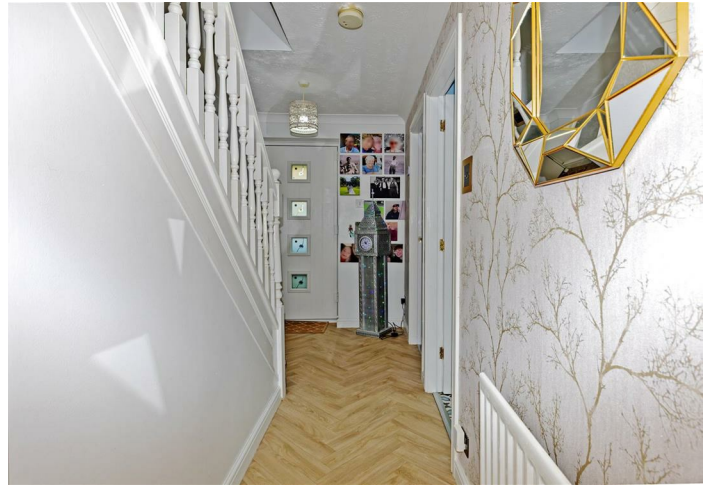
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



28 Wood Common Grange, Pelsall



Front Elevation



Reception Hall



Guest Cloakroom



Lounge



Lounge



Study

28 Wood Common Grange, Pelsall



Superb Dining/Kitchen/Family Room



Superb Dining/Kitchen/Family Room



Utility



Conservatory



First Floor Landing

28 Wood Common Grange, Pelsall



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Bedroom Four



28 Wood Common Grange, Pelsall



Family Bathroom



Rear Garden



Rear Patio



Rear Elevation

28 Wood Common Grange, Pelsall

An internal inspection is essential to begin to fully appreciate this particularly spacious, well presented executive style detached family residence that occupies an excellent position on this sought after development 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.

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:

RECEPTION HALL

composite entrance door, two ceiling light points, radiator and under stairs storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to side elevation, wc, pedestal wash hand basin, radiator and ceiling light point.

IMPRESSIVE LOUNGE

5.13m x 4.32m (16'10 x 14'2)

PVCu double glazed bay window to front, feature fireplace with gas coal effect fire fitted, ceiling light point, three wall light points, radiator and feature panelling to one wall.

STUDY

2.16m x 2.08m (7'1 x 6'10)

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

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

8.41m x 2.69m (27'7 x 8'10)

PVCu double glazed door and window to rear, range of cream high gloss wall, base units and drawers, composite working surfaces with matching upstands and inset sink having mixer tap over, built in electric double fan assisted oven and induction hob with extractor canopy over, ceiling spotlights, two radiators and access to:

CONSERVATORY

2.87m x 2.74m (9'5 x 9')

PVCu double glazed double opening doors and windows to rear, laminate floor covering, radiator and ceiling light/fan.

28 Wood Common Grange, Pelsall

UTILITY

2.31m x 1.75m (7'7 x 5'9)

composite door to side, wall mounted 'Ideal' central heating boiler, ceiling spotlight, radiator and range of fitted cream high gloss units housing appliance.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.24m x 3.51m (13'11 x 11'6)

PVCu double glazed window to front, radiator, ceiling light point and two wall light points.

EN SUITE

PVCu double glazed window to front, shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

3.86m x 3.30m (12'8 x 10'10)

PVCu double glazed window to rear, range of fitted wardrobes, radiator and ceiling light point.

BEDROOM THREE

3.91m x 2.97m (12'10 x 9'9)

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

BEDROOM FOUR

3.02m x 2.54m (9'11 x 8'4)

PVCu double glazed window to rear, range of fitted wardrobes, radiator and ceiling light point.

FAMILY BATHROOM

2.18m x 1.65m (7'2 x 5'5)

PVCu double glazed window to rear, claw foot bath with mixer tap and shower attachment fitted, pedestal wash hand basin, wc, chrome heated towel rail, automatic ceiling spotlights, extractor fan, tiled walls and floor.

OUTSIDE

FORE GARDEN

lawn, hedged boundary and double width driveway providing off road parking and access to:

DOUBLE WIDTH GARAGE

8.31m x 5.18m (27'3 x 17')

LANDSCAPED REAR GARDEN

paved patio with covered seating area, shaped lawn, borders and shrubs, greenhouse, outside power supply and lighting.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

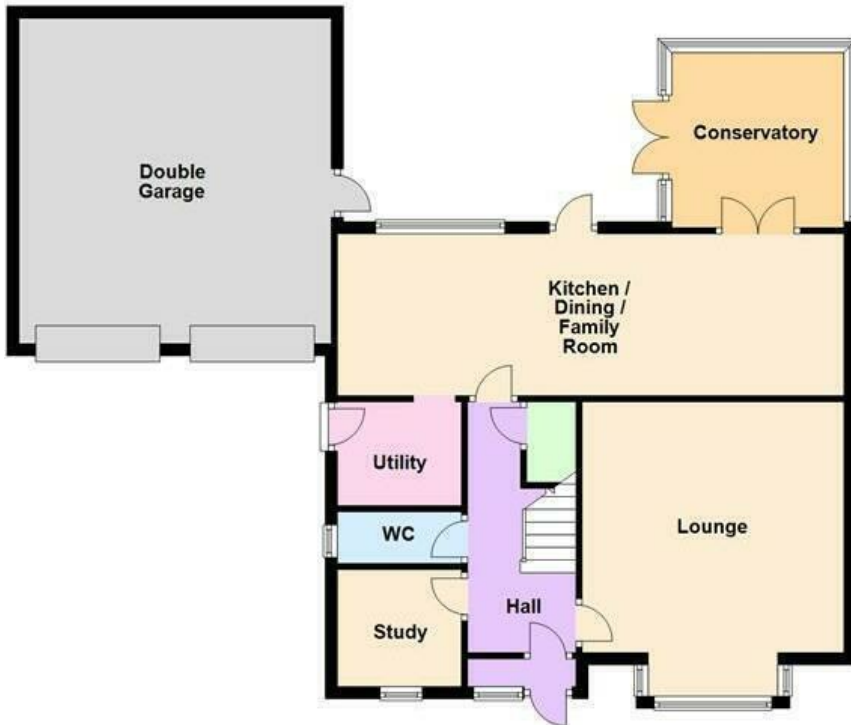
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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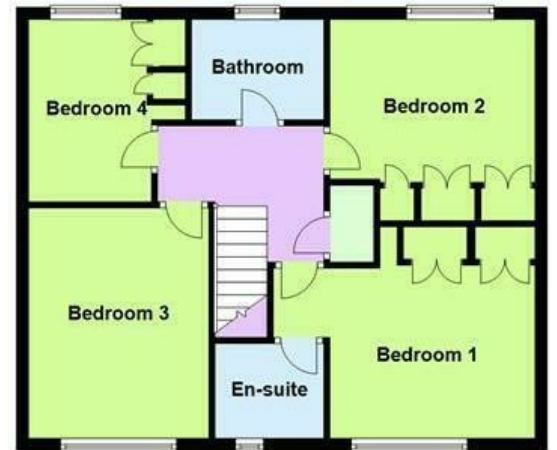
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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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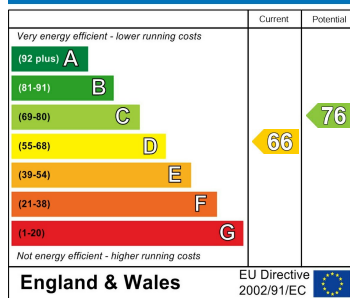
Ground Floor



First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

