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2 The Chartway, Pelsall Guide Price £169,950

A three bedroomed semi detached residence in need of certain modernisation occupying an excellent corner position in this popular and convenient location.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Fitted Kitchen * Utility *
Three Bedrooms * Shower Room * Garage & Off Road Parking * Gas Central Heating System *
PVCu Double Glazing * No Upward Chain *

Post code: WS3 4ED

Directions: A-Z Page 21. Ref 3E



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

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Proprietor: Christopher A Foster



2 The Chartway, Pelsall



Fitted Kitchen



Lounge/Dining Room



Bedroom One

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Bedroom Two



Bedroom Three



Shower Room

2 The Chartway, Pelsall



Rear Garden



Fore/Side Garden

2 The Chartway, Pelsall

An internal inspection is highly recommended to begin to appreciate the full potential offered by this three bedroomed semi detached residence that is in need of certain modernisation. The property occupies an excellent corner position in this popular and convenient location within easy reach of 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 fired central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation.

RECEPTION HALL

having entrance door, central heating radiator and ceiling light point.

LOUNGE/DINING ROOM

5.64m x 3.53m (18'6 x 11'7)

PVCu double glazed windows to the front and side elevations, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling coving and two ceiling light points.

FITTED KITCHEN

3.89m x 2.92m (12'9 x 9'7)

PVCu double glazed window to side elevation, range of wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, built in electric oven, separate gas hob with extractor canopy over, tiled floor, central heating radiator and under stairs storage cupboard off.

UTILITY

2.59m x 1.52m (8'6 x 5'0)

PVCu double glazed door and window to side, tiled floor, wall mounted central heating boiler, ceiling light point and plumbing for automatic washing machine.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

2 The Chartway, Pelsall

BEDROOM ONE

3.43m x 2.90m plus wardrobes (11'3 x 9'6 plus wardrobes)

PVCu double glazed window to front elevation, range of fitted wardrobes and dressing table, ceiling light point and central heating radiator.

BEDROOM TWO

3.78m max x 2.82m plus wardrobes (12'5 max x 9'3 plus wardrobes)

PVCu double glazed window to side elevation, fitted wardrobes and storage units, central heating radiator, ceiling light point and additional built in storage cupboard.

BEDROOM THREE

3.73m max x 2.13m (12'3 max x 7'0)

PVCu double glazed window to side elevation and ceiling light point.

SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, majority tiled walls, central heating radiator and ceiling light point.

OUTSIDE

FORE/SIDE GARDENS

being walled and mainly paved with lawned area and double opening wrought iron gates leading to driveway providing off road parking and access to

GARAGE

5.49m x 2.74m (18'0 x 9'0)

having up and over door and access to the rear garden.

ENCLOSED REAR GARDEN

being mainly paved with side borders, useful shed, cold water tap and gated side access.

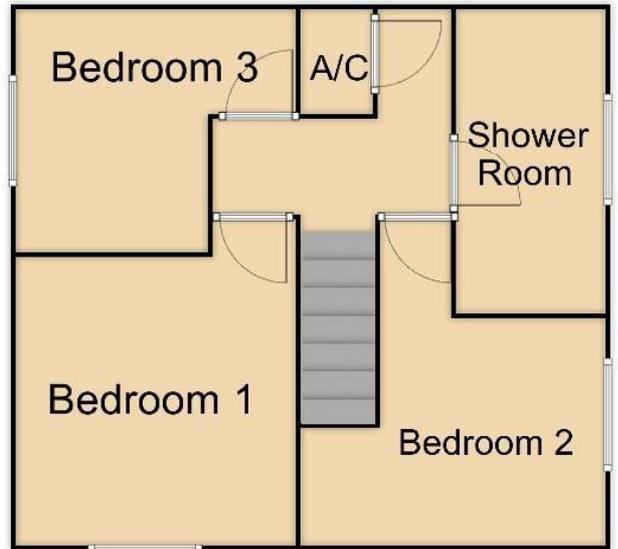
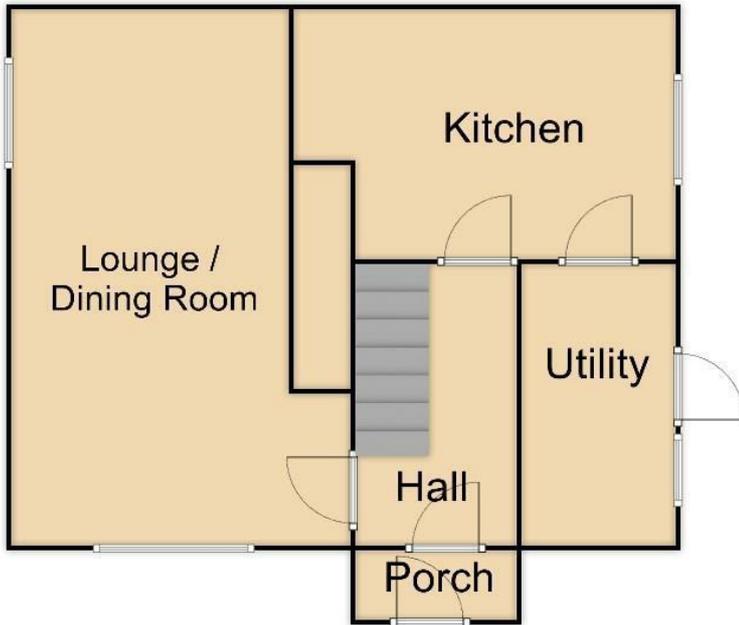
GENERAL INFORMATION

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 Property Misdescriptions Act 1991 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 87 </div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="text-align: center;"> 57 </div>	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="text-align: center;"> 50 </div>	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	