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76 Station Road, Pelsall Guide Price £289,950

An individually designed and constructed detached bungalow residence, occupying a particularly secluded position in this highly sought after location close to Pelsall village centre and Common.

* Reception Hall * Lounge/Dining Room with Inglenook Fireplace * Luxury Fitted Kitchen * 3 Bedrooms * Luxury Shower Room * Extensive Off Road PARKing * Attractive Gardens * Gas Central Heating * PVCu Double Glazing * Well Maintained & Presented

Post code: WS3 4BQ

Directions: A-Z Page 21 Ref: 4E



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: enquiries@chrisfoster.co.uk

Proprietor: Christopher A Foster



76 Station Road, Pelsall



Impressive Lounge/Dining Room



Lounge/Dining Room



Luxury Fitted kitchen



Luxury Fitted Kitchen



Bedroom One

76 Station Road, Pelsall



Bedroom Two



Bedroom Three



Luxury Shower Room



Private Rear Garden

76 Station Road, Pelsall



Rear Garden



Rear Elevation



Front Garden



Front Elevation

76 Station Road, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this individually designed and constructed detached bungalow residence, occupying a particularly secluded position 'off the beaten track' in this highly sought after location yet within easy reach of Pelsall village centre and Common.

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 extremely well maintained and presented accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

having PVCu double glazed entrance door, central heating radiator, two ceiling light points, loft access and cloaks cupboard off.

IMPRESSIVE LOUNGE/DINING ROOM

5.33m x 4.17m (17'6 x 13'8)

with PVCu double glazed double opening doors leading to the rear gardens, feature inglenook fireplace with modern electric fire and two PVCu double glazed windows to the side elevation, central heating radiator, ceiling light point, two wall light points and ceiling coving.

LUXURY FITTED KITCHEN

3.45m x 2.34m (11'4 x 7'8)

PVCu double glazed window to the front elevation, PVCu double glazed door to side, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric 'Indesit' double oven, gas hob with extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, wall mounted 'Worcester' combination central heating boiler housed in matching unit, central heating radiator and ceiling light point.

BEDROOM ONE

4.19m x 3.00m (13'9 x 9'10)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM TWO

4.14m x 2.01m (13'7 x 6'7)

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

76 Station Road, Pelsall

BEDROOM THREE

4.19m x 1.78m (13'9 x 5'10)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

LUXURY SHOWER ROOM

PVCu double glazed frosted window to front elevation, corner shower enclosure, wc, vanity wash hand basin with storage cupboards below, chrome heated rail, ceiling spot lights, extractor fan and fully tiled walls and floor.

OUTSIDE

FORE GARDEN

having large gravelled driveway providing extensive off road parking, lawn with side borders and shrubs, security light, additional lighting, cold water tap and side access leading to:

PRIVATE REAR GARDEN

paved patio area, shaped lawn with attractive borders and shrubs, external power supply and lighting, additional security light and useful shed.

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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Ground Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	63	
England & Wales		
EU Directive 2002/91/EC		