CHRIS FOSTER & Daughter

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31 Old Mill Gardens, Pelsall WS4 1BJ
Offers In Excess Of £300,000

Chris Foster & Daughter are delighted to offer for sale this superbly presented and thoughtfully extended four bedroom semi-detached family home, occupying a desirable cul-de-sac position within Pelsall. Finished to a modern and stylish standard throughout, the property offers an excellent turnkey opportunity for purchasers seeking a home that is ready to move straight into. A particular highlight is the impressive ground floor extension, which has transformed the heart of the home into a wonderful open-plan living kitchen, enhanced by a striking ceiling lantern that floods the space with natural light and creates a bright, contemporary and sociable setting ideally suited to modern family life and entertaining. The spacious and light-filled accommodation further comprises an entrance hallway, separate lounge, utility room, ground floor shower room, four bedrooms and a modern family bathroom. Further benefits include double glazing and gas central heating (both where specified), rear garden and a multi-vehicle driveway. Combining contemporary interiors, generous accommodation and an attractive cul-de-sac setting, this impressive home is further enhanced by being offered with no upward chain. Early viewing is highly recommended.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - C

The Property Ombudsman

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31 Old Mill Gardens, Pelsall



Open Plan Living Kitchen



Front



Open Plan Living Kitchen



Open Plan Living Kitchen



Lounge



Lounge

31 Old Mill Gardens, Pelsall



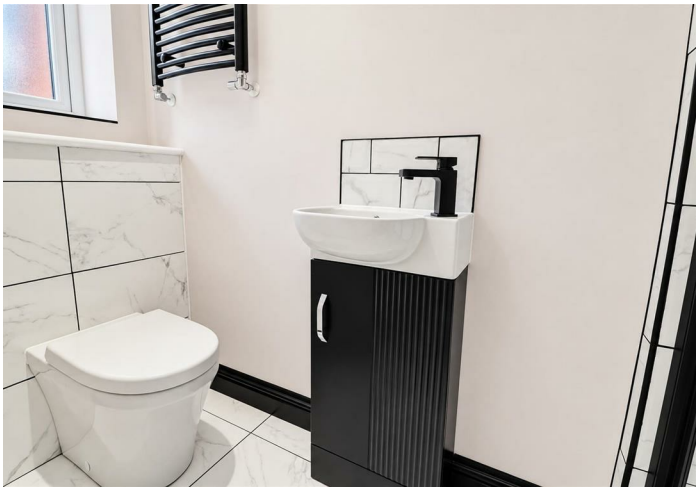
Hallway



Utility



Utility



Shower Room



Bedroom One



Bedroom One

31 Old Mill Gardens, Pelsall



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden

31 Old Mill Gardens, Pelsall

Frontage
The property is approached via a gravelled multi-vehicle driveway leading to door to:-

Entrance Hall
With feature central heating radiator, tiled floor, doors off to lounge and utility and door to:-

Shower Room
Having a modern suite comprising shower cubicle with built-in shower, wash hand basin with storage under, integrated low flush w.c, part tiled walls, heated towel rail, tiled floor and frosted uPVC double glazed window to the front.

Lounge
4.61 x 4.04 (15'1" x 13'3")
With two feature high level central heating radiators, uPVC double glazed window to the front, stairs rising to the first floor and double doorway to:-

Open Plan Living Kitchen
6.48 x 5.33 (21'3" x 17'5")
Having a stylish range of modern base and full height units with complementary work surfaces over, incorporating a single drainer sink unit, hob with extractor hood over and fitted oven. Further features include tiled splashbacks, three contemporary high level vertical central heating radiators, a stunning double glazed roof lantern allowing an abundance of natural light, tiled flooring and inset spotlights. Double glazed door and superb tri-fold doors provide access to the rear garden, and door to:-

Utility Room
3.27 x 2.09 (10'8" x 6'10")
With base level units with work surface over incorporating single drainer sink unit, room for appliance under, tiled splashback, feature high level vertical central heating radiator, tiled floor and door to hallway.

First Floor Landing
With loft access and doors off to:-

Bedroom One
4.07 max x 3.59 max (13'4" max x 11'9" max)
With central heating radiator, built-in cupboard and two uPVC double glazed windows to the front.

Bedroom Two
3.67 x 2.11 (12'0" x 6'11")
With central heating radiator and uPVC double glazed window to the front.

Bedroom Three
3.48 x 2.02 (11'5" x 6'7")
With central heating radiator and uPVC double glazed window to the rear.

Bedroom Four
3.02 max 1.78 min x 2.08 max 1.13 min (9'10" max 5'10" min x 6'9" max 3'8" min)
With central heating radiator and uPVC double glazed window to the rear.

Bathroom
Being fitted with a contemporary suite comprisingP-shaped bath, integrated low flush w.c, wash hand basin, part tiled walls, high level heated towel rail and frosted uPVC double glazed window to the rear.

31 Old Mill Gardens, Pelsall

Rear Garden
Having a paved patio leading to lawned garden with gravelled area beyond.

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

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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All measurements are approximate and for display purposes only

