

CHRIS FOSTER & Daughter

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8 Oak Road, Pelsall, WS3 5DR Guide Price £240,000

An extremely well maintained and presented, spacious 3 bedroom mid town house residence, situated in a popular and convenient location within easy reach of local amenities.

* Recessed Porch * Reception Hall * Lounge * Dining Room * Modern Fitted Dining/Kitchen * Ground Floor Shower Room/Utility * Enclosed Side Entry * 3 Bedrooms * Luxury Bathroom * Off Road Parking * Neat rear Garden with Summer House * Gas Central Heating * PVCu Double Glazing

Council Tax Band A
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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Company Number: 11253248



8 Oak Road, Pelsall



Reception Hall



Lounge



Dining Room



Modern Dining/Kitchen



Modern Dining/Kitchen



8 Oak Road, Pelsall



Shower Room/Utility



Enclosed Side Entry



Bedroom One



Bedroom One



Bedroom Two

8 Oak Road, Pelsall



Bedroom Three



Luxury Bathroom



Rear Garden



Summer House



Rear Elevation

8 Oak Road, Pelsall

An internal inspection is essential to begin to fully appreciate this spacious well presented mid town residence that is situated in a popular and convenient location within easy reach of local amenities.

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:

RECESSED PORCH

leading to:

RECEPTION HALL

composite entrance door, central heating radiator, ceiling light point and picture rail.

LOUNGE

3.73m x 3.58m (12'3 x 11'9)

feature fireplace, ceiling light point, dado rail, ceiling coving, central heating radiator and sliding patio door leading to:

DINING ROOM

3.58m x 3.45m (11'9 x 11'4)

orangery roof, PVCu double glazed double opening doors and windows to rear, tiled floor and ceiling spotlights.

MODERN FITTED DINING/KITCHEN

6.17m x 2.97m (20'3 x 9'9)

PVCu double glazed bay window to front elevation, central heating radiator, two ceiling light points, engineered oak flooring, range of modern fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in 'Zanussi' electric double oven, gas hob with stainless steel extractor canopy over, integrated dishwasher and fridge.

SHOWER ROOM/UTILITY

PVCu double glazed frosted window to side elevation, shower enclosure, wc, central heating radiator, ceiling spotlights, vanity wash hand basin with storage cupboard below, space and plumbing for washing machine and tumble drier and chrome heated towel rail.

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ENCLOSED SIDE ENTRY

composite door to front, PVCu double glazed door to rear, tiled floor and ceiling spotlights.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, wall light point, loft access, picture rail, ceiling coving and storage cupboard off housing the central heating boiler.

BEDROOM ONE

4.65m x 2.74m (15'3 x 9')

PVCu double glazed window to rear elevation, central heating radiator, ceiling spotlights and built in storage cupboard.

BEDROOM TWO

4.17m x 2.87m (13'8 x 9'5)

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

BEDROOM THREE

2.67m x 2.59m (8'9 x 8'6)

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

LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, free standing claw foot bath with side mixer tap and shower attachment, vanity wash hand basin with storage cupboard below, wc, central heating radiator/towel rail and two ceiling light points.

OUTSIDE

FORE GARDEN

tarmac driveway with block paved border providing off road parking, and artificial lawn with side borders.

REAR GARDEN

paved patio, outside sink and water supply, artificial lawn, timber fencing, storage shed, outside lights and SUMMER HOUSE.

GENERAL INFORMATION Sales Freehold

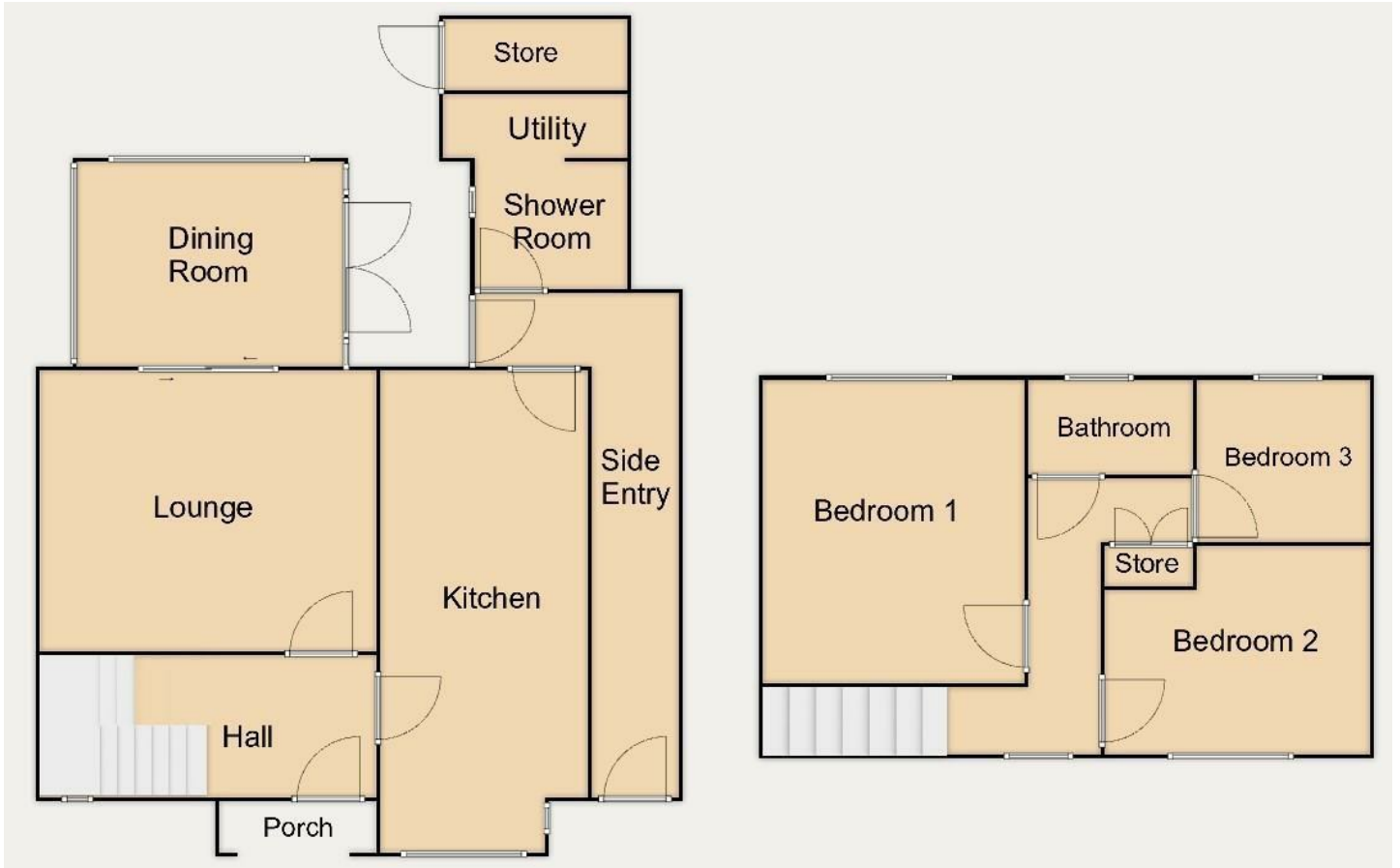
We understand the property is Freehold with vacant possession upon completion.

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.

8 Oak Road, Pelsall



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |