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10 Lodge Road, Pelsall, WS4 1DE Guide Price £340,000

An extremely well maintained and presented detached family residence that has been extensively improved by the present owners. The property is situated in a sought after residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Through Lounge/Dining Room * Luxury Fitted Kitchen * Utility * Three Bedrooms * Luxury Bathroom * Garage & Off Road Parking * Good Sized Rear Garden * Gas Central Heating System * PVCu Double Glazing * EV Charger

Council Tax Band D
Local Authority - Walsall



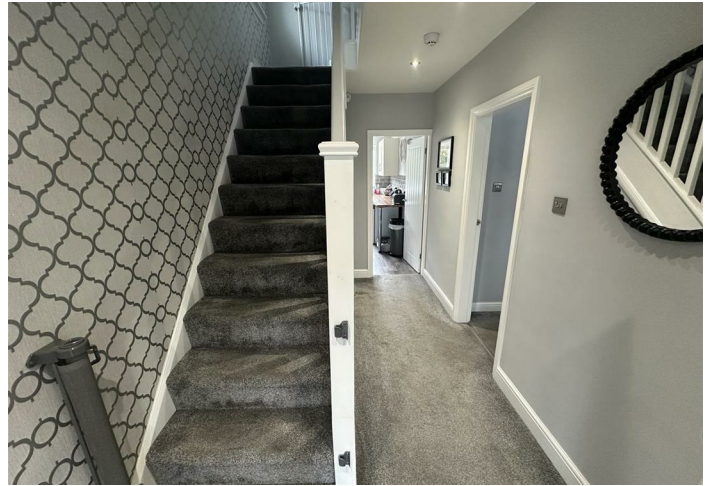
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Company Number: 11253248



10 Lodge Road, Pelsall



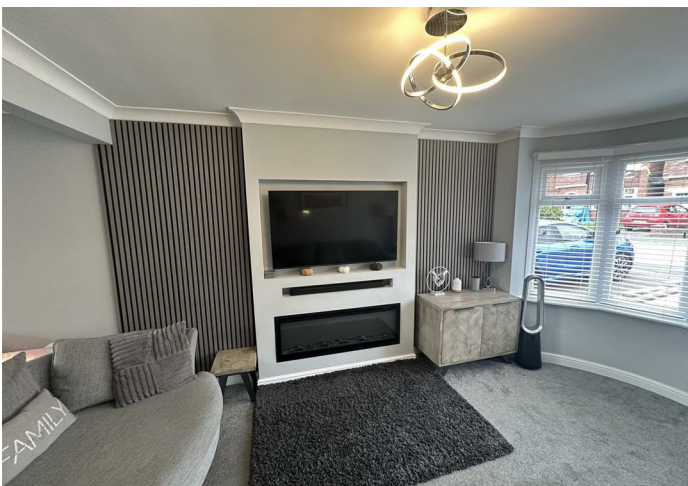
Reception Hall



Guest Cloakroom



Impressive Through Lounge/Dining Room



Impressive Through Lounge/Dining Room



10 Lodge Road, Pelsall



Impressive Through Lounge/Dining Room



Dining Area



Luxury Fitted Kitchen



Luxury Fitted Kitchen



Utility

10 Lodge Road, Pelsall



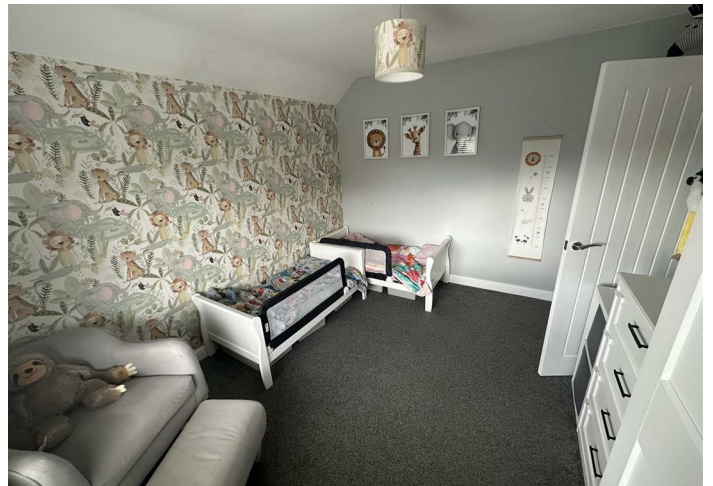
First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

10 Lodge Road, Pelsall



Bathroom



Rear Garden



Rear Garden



10 Lodge Road, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this extremely well maintained and presented traditional style detached family residence that has been extensively improved by the present owners. The property occupies an excellent position in this highly sought after residential location 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:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, laminate floor covering and ceiling spotlights.

RECEPTION HALL

composite entrance door, modern vertical central heating radiator and ceiling spotlights.

GUEST CLOAKROOM

WC, vanity wash hand basin with storage cupboard below, chrome heated towel rail, ceiling spotlights and extractor fan.

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

8.46m x 3.18m (27'9 x 10'5)

PVCu double glazed bay window to front elevation, PVCu double glazed double opening doors leading to the rear gardens, feature inset log effect electric fire, two central heating radiators and two ceiling light points.

LUXURY FITTED KITCHEN

3.51m x 2.51m (11'6 x 8'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric "Indesit" oven and gas hob with stainless steel extractor canopy over, space for fridge and freezer, ceiling spotlights and modern vertical central heating radiator.

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UTILITY

3.45m x 1.75m (11'4 x 5'9)

PVCu double glazed door leading to the rear gardens, PVCu double glazed window to side, fitted wall units, space and plumbing for washing machine and additional appliances, tiled floor, ceiling light point and storage cupboard housing the "Baxi" central heating boiler.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.47m x 3.20m (14'8 x 10'6)

PVCu double glazed bay window to front elevation, range of fitted wardrobes, three central heating radiators and ceiling light point.

BEDROOM TWO

3.61m x 3.20m (11'10 x 10'6)

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

BEDROOM THREE

2.03m x 1.98m (6'8 x 6'6)

currently used as a study with PVCu double glazed window to front elevation, central heating radiator, ceiling light point and loft access.

LUXURY BATHROOM

2.51m x 2.49m (8'3 x 8'2)

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap over and shower attachment fitted, separate shower enclosure with overhead and hand held shower attachment, vanity wash hand basin with storage drawers below, WC, tiled walls, heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

5.56m x 2.41m (18'3 x 7'11)

double opening doors to front, light and power and access to the utility.

FORE GARDEN

having block paved driveway providing off road parking for three vehicles, EV charger, outside lighting and gated side access leading to:

GOOD SIZED REAR GARDEN

paved patio area and path, security light, additional outside lighting, hot and cold taps, twin lawns, mature well stocked borders, ornamental pond and timber fencing.

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 Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they

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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



1ST FLOOR

