

CHRIS FOSTER & Daughter

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17 Fordbrook Lane, Pelsall, WS3 4BW

Offers In Excess Of £500,000

Chris Foster & Daughter are pleased to offer for sale this extremely rare and totally unique investment opportunity within the ever popular location of Pelsall. Occupying a very generous plot, the four bedroom period detached family home has accommodation comprising entrance hall, lounge, sitting room, dining room, breakfast room, kitchen, guest cloakroom, four good sized bedrooms, study/nursery and a shower room. Further benefits include double glazing and central heating (both where specified), front, side and rear gardens, generous multi-vehicle parking area, and detached garage. The property and plot offer tremendous potential for development (subject to normal permissions), and some early planning work has been undertaken, but is not complete. Immediate viewing of this superb property is highly recommended in order to avoid potential disappointment.

Council Tax Band - F
Local Authority - Walsall
EPC Rating - F



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

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**Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248**



17 Fordbrook Lane, Pelsall



Front



Side Garden



Rear Garden



Parking



Side Garden

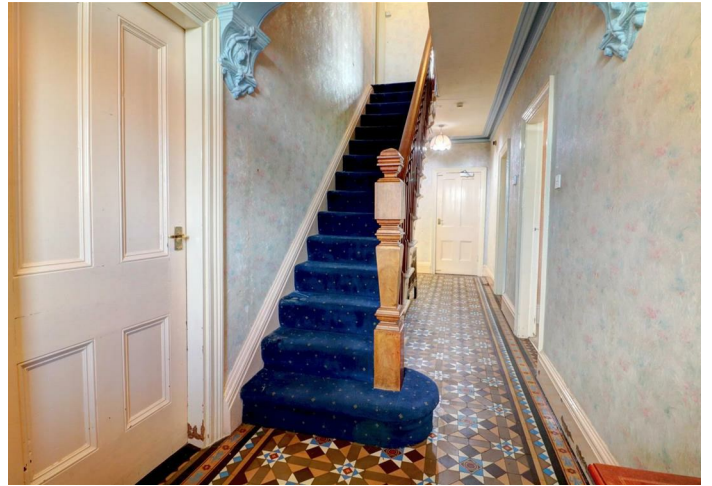


Parking

17 Fordbrook Lane, Pelsall



Rear Elevation



Entrance Hallway



Sitting Room



Breakfast Room



Lounge



Dining Room

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Kitchen



Landing



Bedroom One



Bedroom Three



Bedroom Two



Bedroom Four

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Pelsall

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.

Outside

The property is approached via a central driveway which opens into a good sized parking area sufficient for multiple vehicles. The plot extends to three sides and comprises lawned areas to the front, side and rear. A detached garage is positioned to the rear, along with brick-built outbuildings including a garden w.c.

Entrance Hallway

Having featured tiled floor, stairs rising to the first floor, central heating radiator and doors off to:-

Sitting Room

4.88m min exc bay x 3.94m max (16'0" min exc bay x 12'11" max)

With two central heating radiators, uPVC double glazed window to the side and bay window to the front.

Lounge

3.94m max x 3.61m min exc bay (12'11" max x 11'10" min exc bay)

With central heating radiator and bay window to the front.

Dining Room

3.94m x 3.02m (12'11" x 9'11")

With central heating radiator and uPVC double glazed window to the rear.

Kitchen

4.24m x 3.94m max (13'11" x 12'11" max)

Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, part tiled walls, tiled floor, uPVC double glazed window to the rear and part uPVC double glazed door to the rear.

Rear Lobby

With built-in cupboard, uPVC double glazed window to the side, uPVC double glazed door to the side and doors off to:-

Guest Cloakroom

With low flush w.c, wash hand basin, part tiled walls and frosted window to the side.

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Breakfast Room

3.02m x 2.41m min (9'11" x 7'11" min)

With central heating radiator, uPVC double glazed window to the side and built-in storage cupboard.

First Floor Landing

With doors off to:-

Bedroom One

4.85m min exc bay x 3.94m max (15'11" min exc bay x 12'11" max)

With central heating radiator and windows to front and side.

Bedroom Two

4.24m max x 3.94m max (13'11" max x 12'11" max)

With central heating radiator, built-in cupboard and uPVC double glazed window to the rear.

Bedroom Three

3.94m max x 3.63m min exc bay (12'11" max x 11'11" min exc bay)

With central heating radiator and window to the front.

Bedroom Four

3.05m x 3.05m max (10'0" x 10'0" max)

With central heating radiator and uPVC double glazed window to the rear.

Study/Nursery

2.03m x 1.80m (6'8" x 5'11")

With window to the front.

Shower Room

With suite comprising shower cubicle, pedestal wash hand basin, low flush w.c, part tiled walls and frosted uPVC double glazed window to the rear.

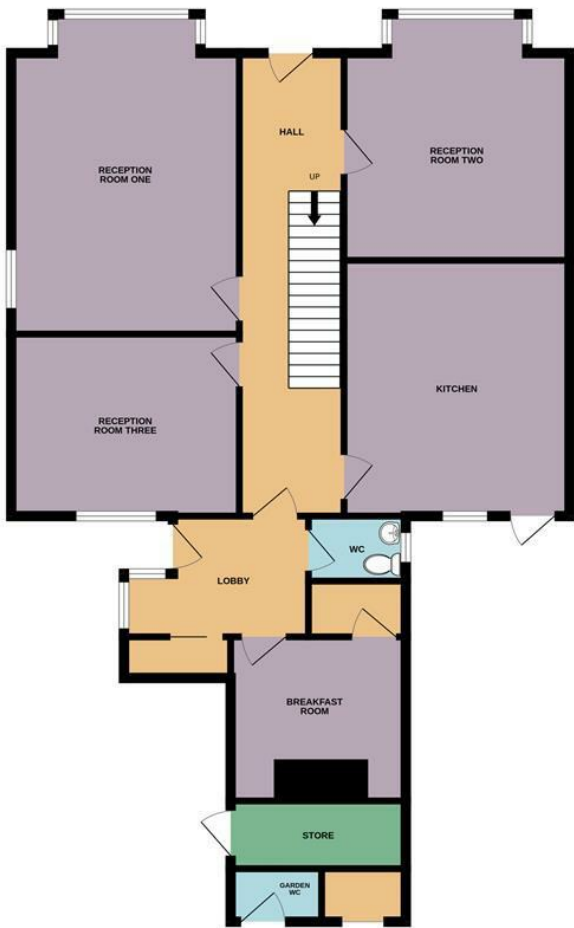
We understand the property is Freehold with vacant possession upon completion.

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.

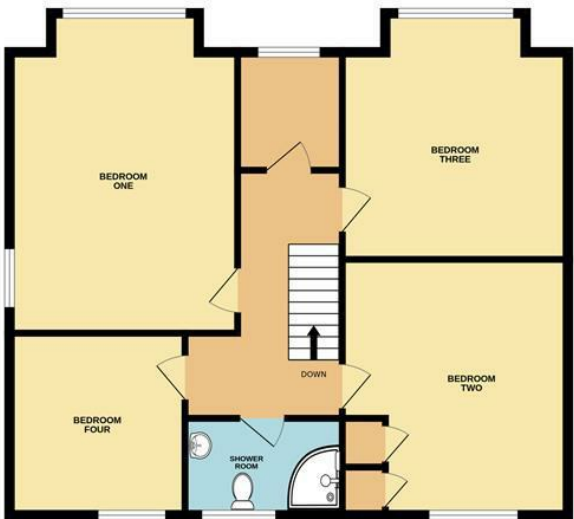
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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