

CHRIS FOSTER & Daughter

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41 Allens Lane, Pelsall, WS3 4JR Guide Price £319,950

A superbly appointed and extended traditional style semi detached family residence occupying an excellent position in this highly sought after residential location within easy reach of local amenities at Pelsall village centre.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Lounge * Orangery *
Luxury Fitted Kitchen * Utility * Study * Three Bedrooms * Luxury Shower Room * Off Road
Parking * Landscaped Gardens * Gas Central Heating System/Modern Electric Radiators *
PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



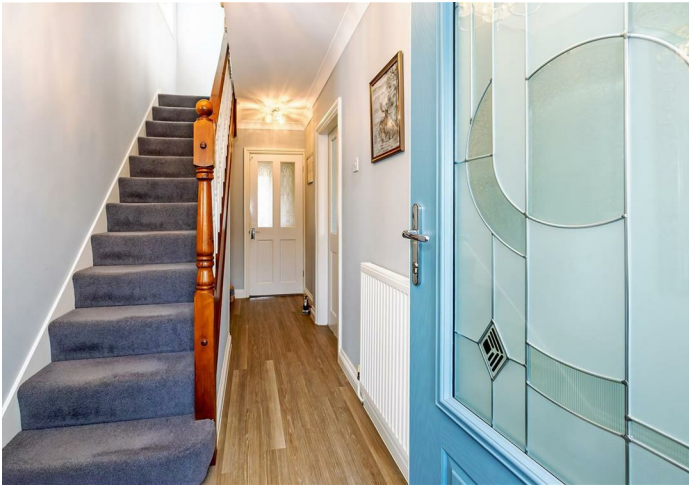
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Company Number: 11253248



41 Allens Lane, Pelsall



Reception Hall



Guest Cloakroom



Impressive Lounge



Luxury Fitted Kitchen



41 Allens Lane, Pelsall



Luxury Fitted Kitchen



Orangery



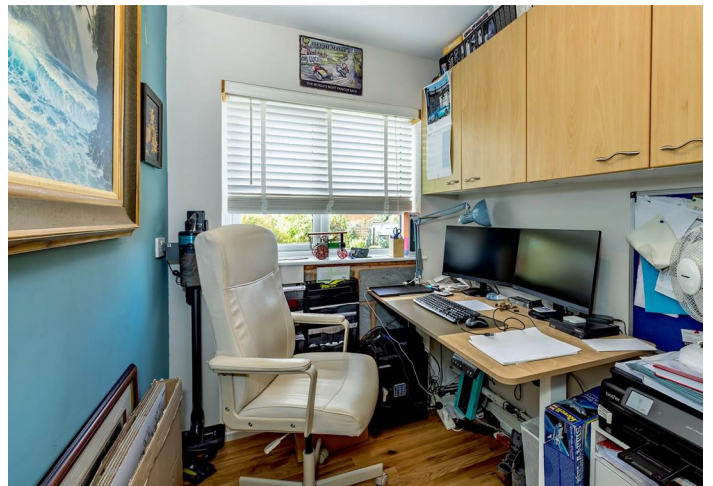
Orangery



Utility



Utility



Study

41 Allens Lane, Pelsall



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Luxury Shower Room

41 Allens Lane, Pelsall



Luxury Shower Room



Rear Elevation



Landscaped Rear Garden



Landscaped Rear Garden



41 Allens Lane, Pelsall

An internal inspection is essential to begin to fully appreciate this superbly appointed and extended traditional style semi detached family residence that occupies an excellent position in this highly sought after residential location within easy reach of local amenities at 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 double opening doors to front elevation, laminate floor covering and wall light point.

RECEPTION HALL

composite entrance door, laminate floor covering, central heating radiator and two ceiling light points.

GUEST CLOAKROOM

WC, vanity wash hand basin with storage drawer below, laminate floor covering, ceiling light point and extractor fan.

IMPRESSIVE LOUNGE

7.62m x 3.33m (25'0 x 10'11)

PVCu double glazed bay window to front elevation, feature fireplace with multifuel burning stove, laminate floor covering, two ceiling light points, two modern electric radiators and double glazed sliding patio door leading to the orangery.

LUXURY FITTED KITCHEN

4.45m x 2.39m (14'7 x 7'10)

having range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Stoves" electric double oven and gas hob with extractor canopy over, integrated dishwasher and fridge/freezer, breakfast bar, two ceiling light points, central heating radiator, laminate floor covering, dresser unit with display cabinets, shelving, storage cupboards, plate rack and wine rack, the kitchen is then open plan to:

ORANGERY

6.55m x 2.69m (21'6 x 8'10)

PVCu double glazed windows and bi-fold doors to the rear gardens, orangery roof, laminate floor covering, ceiling spotlights and two air conditioning/heating units.

41 Allens Lane, Pelsall

INNER LOBBY

having laminate floor covering and ceiling light point.

UTILITY

4.80m x 2.59m (15'9 x 8'6)

(Garage conversion) PVCu double glazed window to front elevation, range of fitted units, working surfaces with matching upstands and inset single drainer sink having mixer tap over, space and plumbing for washing machine, space for tumble-dryer and fridge/freezer, range of built in storage cupboards, modern electric radiator, ceiling light point and laminate floor covering.

STUDY

2.46m x 1.80m (8'1 x 5'11)

PVCu double glazed window to rear elevation, laminate floor covering, modern electric radiator, ceiling light point and range of fitted wall units.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.51m x 3.28m (11'6 x 10'9)

PVCu double glazed window to rear elevation, range of fitted wardrobes to one wall, modern electric radiator and ceiling light point.

BEDROOM TWO

4.01m x 3.28m (13'2 x 10'9)

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

BEDROOM THREE

2.44m x 1.83m (8'0 x 6'0)

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

LUXURY SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk in shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, WC, ceiling spotlights, extractor fan and tiled walls.

OUTSIDE

FORE GARDEN

with brick boundary wall and double wrought iron gates leading to block paved driveway providing off road parking, pebbled area with inset shrubs, outside power supply and lighting.

LANDSCAPED REAR GARDEN

having a timber deck, additional paved patio area, ornamental pond, shaped lawn with well stocked borders and displays, additional rear paved area with greenhouse and useful shed.

GENERAL INFORMATION

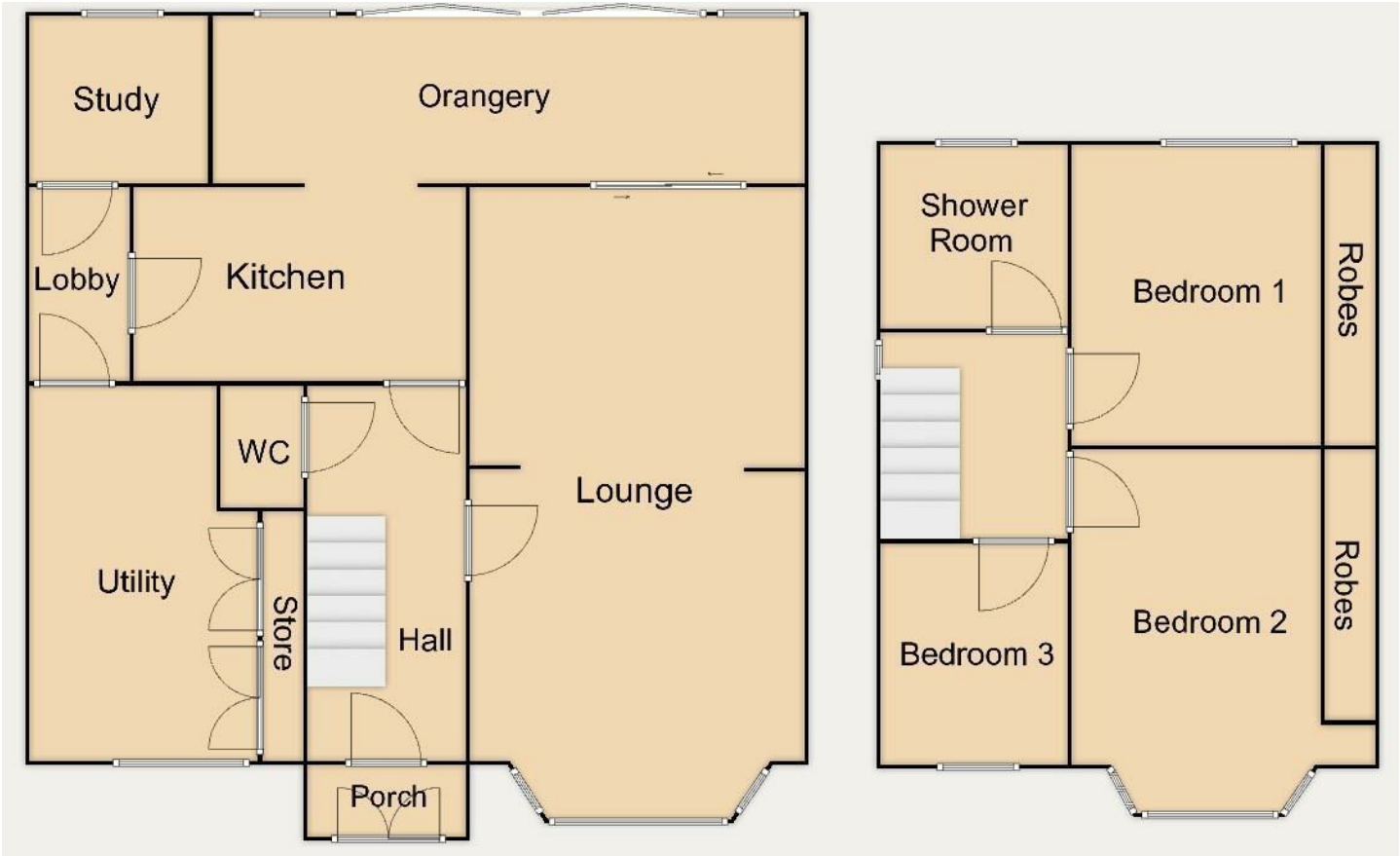
We understand the property is Freehold with vacant possession upon completion.


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.

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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.

41 Allens Lane, Pelsall



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