

CHRIS FOSTER & Daughter

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30 Clarendon Road, High Heath, Pelsall, WS4 1AX Guide Price £175,000

An appealing semi detached residence situated in a popular residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted kitchen * 2 Double Bedrooms * Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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



30 Clarendon Road, High Heath



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

30 Clarendon Road, High Heath



Bedroom One



Bedroom One



Bedroom Two



Bathroom

30 Clarendon Road, High Heath



Rear Garden

30 Clarendon Road, High Heath

An internal inspection is highly recommended to begin to fully appreciate this appealing semi detached residence that is situated in a popular residential location close to local amenities and within easy reach of Pelsall village.

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 and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, PVCu double glazed frosted window to side, central heating radiator, ceiling light point and under stairs storage cupboard.

THROUGH LOUNGE/DINING ROOM

6.05m x 3.45m (19'10 x 11'4)

PVCu double glazed windows to front and rear elevations, tiled fireplace with gas flame effect fire fitted, central heating radiator and ceiling light point.

FITTED KITCHEN

3.20m x 2.36m (10'6 x 7'9)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, 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 oven and gas hob, tiled floor, ceiling light point, wall mounted 'Worcester' central heating boiler and pantry off.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, central heating radiator, ceiling light point and loft access.

BEDROOM ONE

4.42m x 2.74m (14'6 x 9')

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

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BEDROOM TWO

3.43m x 3.20m (11'3 x 10'6)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over, pedestal wash hand basin, wc, ceiling light point and central heating radiator.

OUTSIDE

FORE GARDEN

tarmacadam frontage providing off road parking and gated side access leading to:

REAR GARDEN

paved patio area and path, lawn with side borders, outside tap, security light, timber fencing, brick built store and additional timber shed.

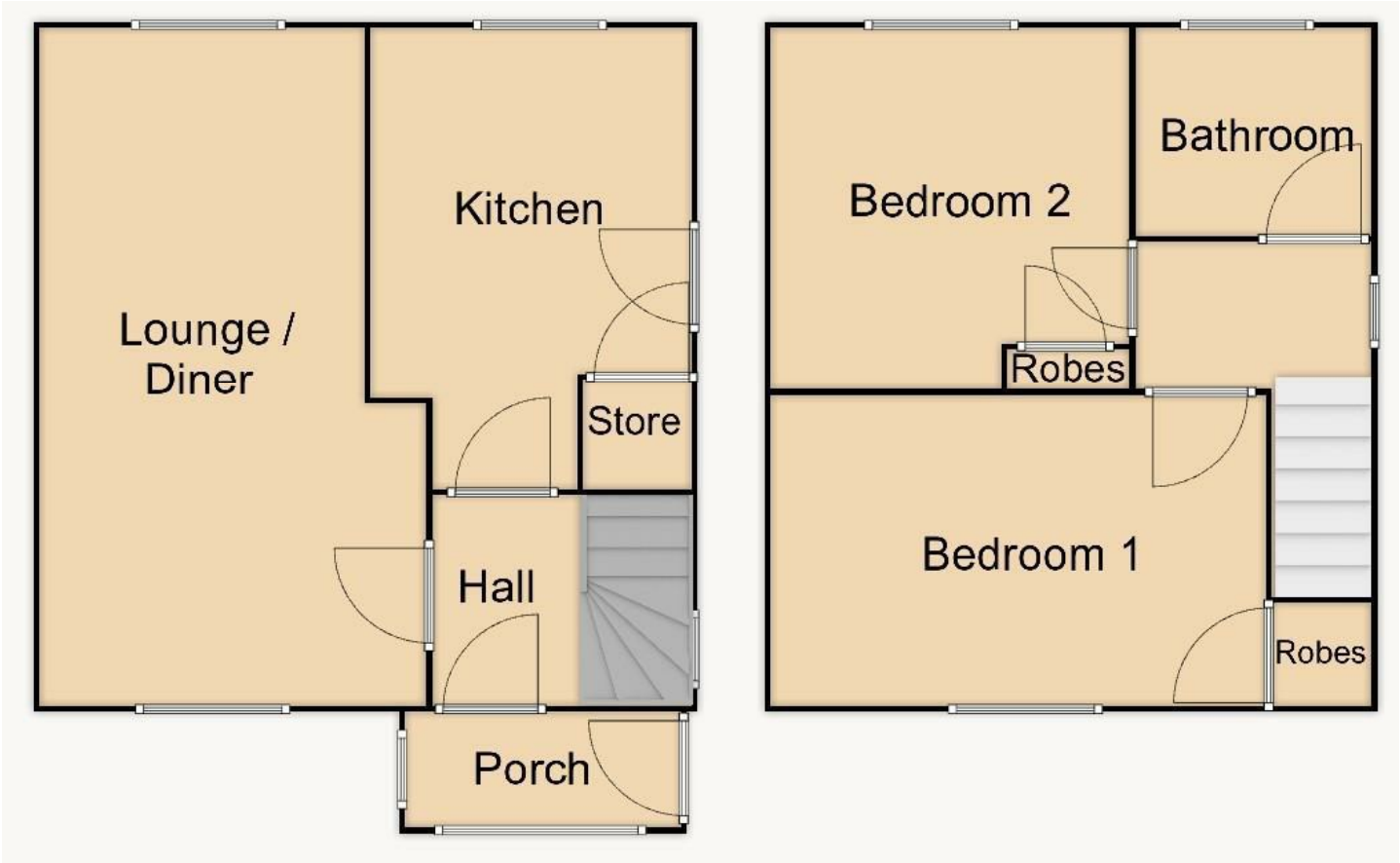
GENERAL INFORMATION

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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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