CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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170 Allens Lane, Pelsall, WS3 4JP
Guide Price £275,950

An extremely well maintained and presented, extended traditional style, semi detached family residence occupying an excellent position in this highly sought after residential location with open aspect to front and rear elevations yet remaining within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Modern Fitted Breakfast Kitchen * Three Bedrooms * Modern Bathroom * Side Garage * Gas Central Heating System * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall

The Property Ombudsman

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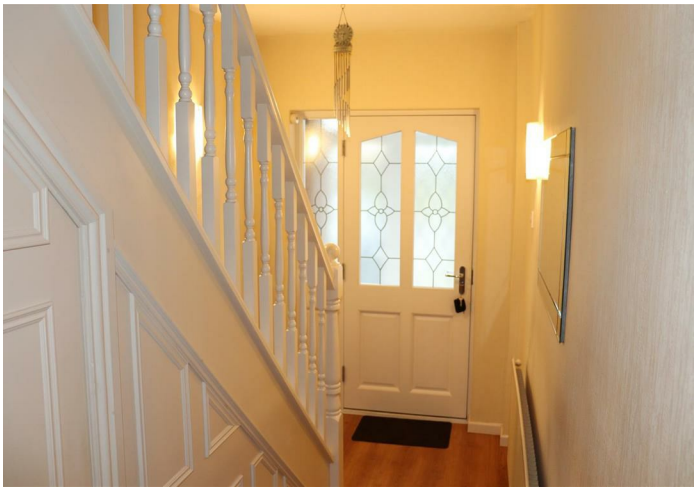
170 Allens Lane, Pelsall



Reception Hall

Through Lounge/Dining Room

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Through Lounge/Dining Room

Extended Breakfast/Kitchen

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Extended Breakfast/Kitchen

Bedroom One

Bedroom Two

Bedroom Three

170 Allens Lane, Pelsall

Bathroom

Rear Garden

Rear Garden

View To Front

View To Front

170 Allens Lane, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this particularly well maintained and presented, extended, traditional style semi detached family residence that enjoys an excellent position with open aspect to front and rear in this highly sought after residential location and 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 and tiled floor.

RECEPTION HALL
having entrance door, laminate floor covering, central heating radiator, two wall light points and storage cupboard off having access to the garage.

THROUGH LOUNGE/DINING ROOM
7.82m x 2.92m (25'8 x 9'7)
PVCu double glazed bay window to front elevation, PVCu double glazed patio door to the rear elevation, feature fireplace, two central heating radiators and two ceiling light points.

MODERN FITTED BREAKFAST/KITCHEN
4.34m x 3.12m (14'3 x 10'3)
PVCu double glazed door and two windows 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 oven, gas hob with stainless steel extractor canopy over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, central heating radiator, two ceiling light points and space for table and chairs.

FIRST FLOOR LANDING
PVCu double glazed window to side elevation, wall light point and loft access.

BEDROOM ONE
3.51m x 2.92m (11'6 x 9'7)
PVCu double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

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BEDROOM TWO
3.28m x 2.97m (10'9 x 9'9)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM THREE
2.01m x 1.98m (6'7 x 6'6)
PVCu double glazed window to front elevation, central heating radiator, ceiling light point and fitted wardrobe.

MODERN BATHROOM
PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment fitted, separate tiled shower enclosure, wash hand basin with storage cupboard below, WC, central heating radiator and ceiling light point.

SIDE GARAGE
4.80m x 2.54m (15'9 x 8'4)
up and over door, light, power and cold water tap.

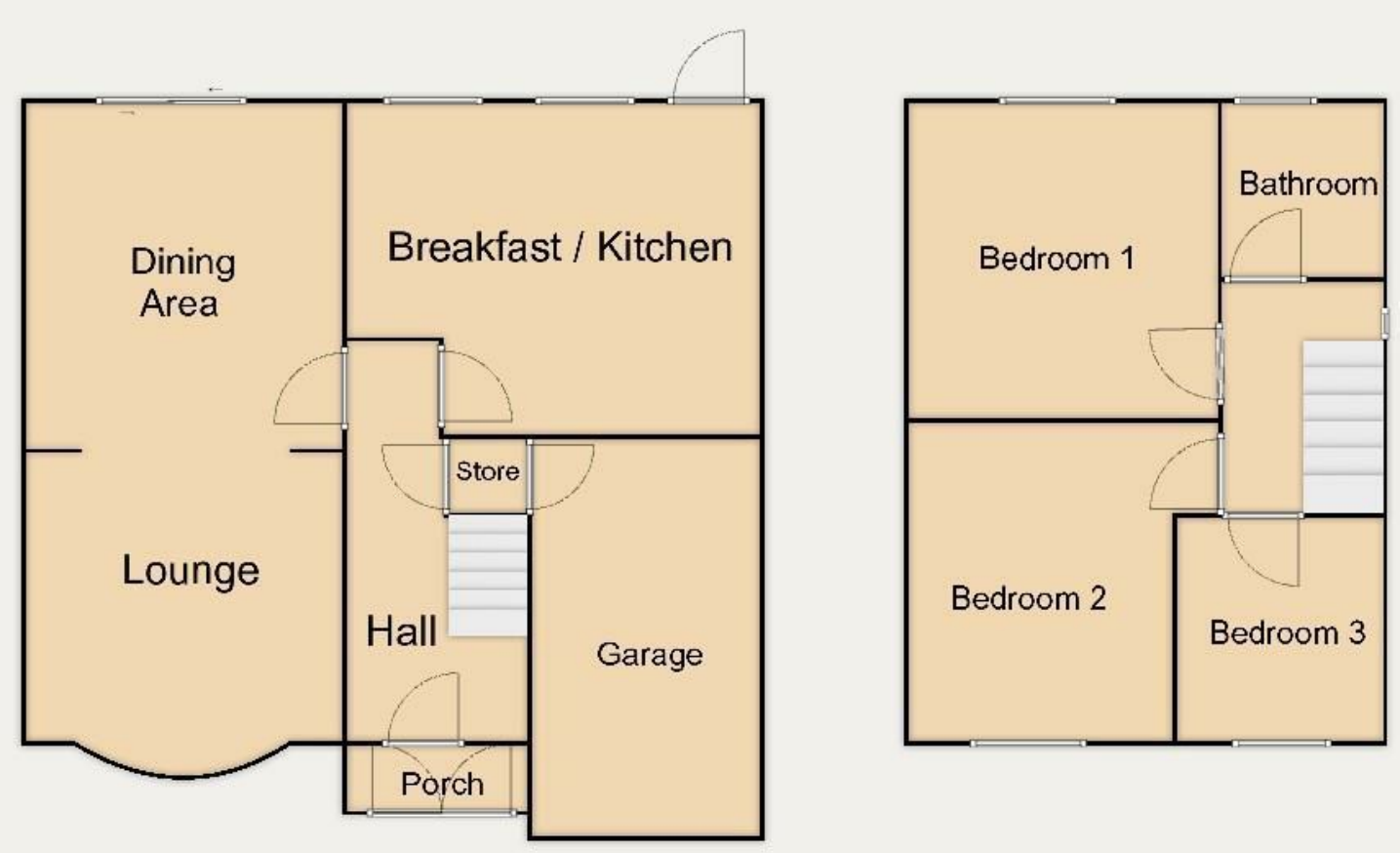
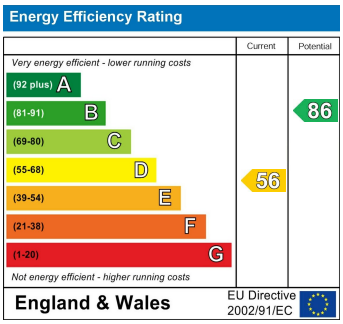
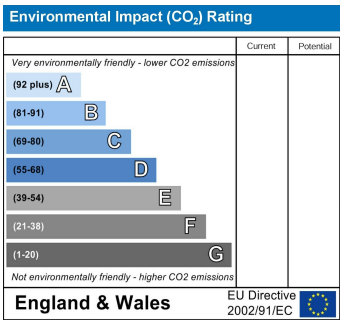
OUTSIDE

FORE GARDEN
block paved frontage providing off road parking and brick boundary wall.

GOOD SIZED REAR GARDEN
paved patio area and pathway, shaped lawn, well stocked borders and shrubs, outside tap, additional rear patio area with 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.

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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