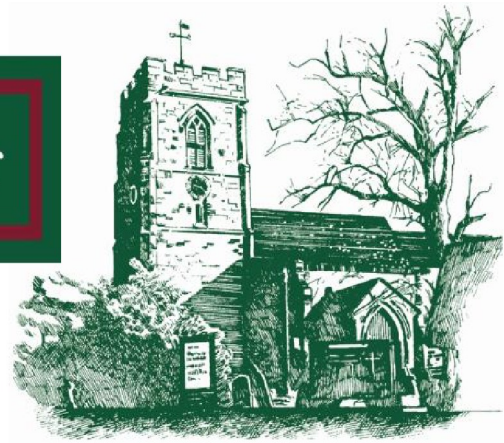


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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3 Radford Drive, Pelsall, WS4 1AE To Let £1,500 PCM

A superbly appointed, spacious and extended 3 bedroom semi detached residence situated in a sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Superb Open Plan Dining/Kitchen/Family Room * Utility * Guest Cloakroom * 3 Bedrooms * Modern Bathroom * Gas Central Heating * PVCu Double Glazing * Off Road Parking * No Smokers * No Sharers

Council Tax Band B
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



3 Radford Drive, Pelsall



Lounge



Superb Open Plan Dining/Kitchen/Family Room



Superb Open Plan Dining/Kitchen/Family Room

3 Radford Drive, Pelsall



Dining Area



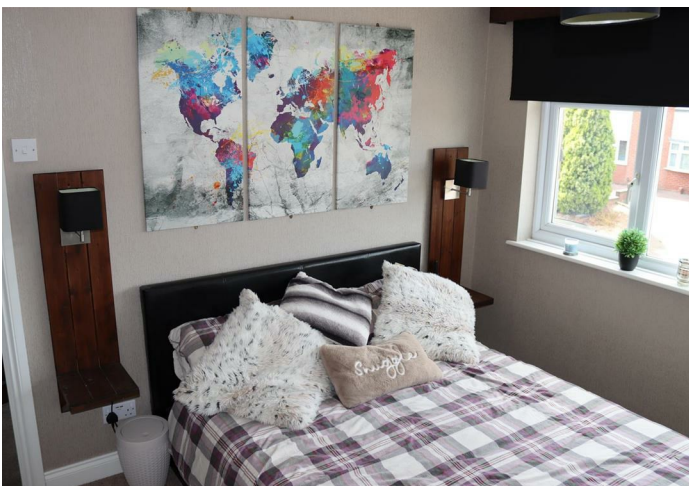
Utility



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

3 Radford Drive, Pelsall



Bedroom Three



Modern Bathroom



Rear Garden



3 Radford Drive, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed, spacious and extended 3 bedroom semi detached residence that is situated in a 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 and tiled floor.

RECEPTION HALL

composite entrance door, modern vertical radiator, ceiling light point and storage cupboard off.

LOUNGE

4.37m x 3.43m (14'4 x 11'3)

PVCu double glazed bow window to front, recessed fireplace, modern vertical radiator and ceiling light point.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

DINING AREA

3.86m x 2.74m (12'8 x 9')

tiled flooring, ceiling light point, radiator and being open plan to:

KITCHEN/FAMILY AREA

5.56m x 3.73m (18'3 x 12'3)

PVCu double glazed double opening doors and window to rear, three 'Velux' roof windows, tiled floor, modern vertical radiator, inset ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, range style cooker (included but not maintained) with extractor canopy over, fridge/freezer (included but not maintained) and breakfast bar.

3 Radford Drive, Pelsall

UTILITY

2.31m x 2.21m (7'7 x 7'3)

PVCu double glazed window to side, working surface with space below for appliances, tiled floor, ceiling light point, wall mounted 'Vaillant' central heating boiler and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed window to side, wc, vanity wash hand basin with storage cupboard below, tiled floor and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed window to side, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.51m x 3.43m (11'6 x 11'3)

PVCu double glazed window to front, fitted wardrobes, modern vertical radiator and ceiling light point.

BEDROOM TWO

3.51m x 3.15m (11'6 x 10'4)

PVCu double glazed window to rear, fitted wardrobes, modern vertical radiator and ceiling light point.

BEDROOM THREE

2.67m x 2.29m (8'9 x 7'6)

PVCu double glazed window to front, modern vertical radiator and ceiling light point.

MODERN BATHROOM

two PVCu double glazed windows to rear, shower bath with shower over and tiled surround, vanity wash hand basin with storage cupboard below, wc, laminate flooring, ceiling light point, radiator and extractor fan.

FORE GARDEN

block paved driveway providing off road parking, lawn and gated side access leading to:

REAR GARDEN

being mainly paved, inset shrubs, outside lighting, useful shed and additional gravelled area.

GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

FIXTURES AND FITTINGS All items specified in these letting particulars will be available with the property.

SERVICES All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

NO SMOKERS – NO SHARERS

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 particulars.

3 Radford Drive, 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 