

CHRIS FOSTER & Daughter

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12 Oak Road, Pelsall, WS3 5DR Guide Price £249,950

An extremely well maintained and presented traditional style semi detached residence situated in a popular location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Modern Fitted Kitchen * Utility/Guest Cloakroom * 2 Good Sized Bedrooms * Modern Bathroom * Detached Recessed Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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

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



12 Oak Road, Pelsall



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Dining Room

12 Oak Road, Pelsall



Fitted Kitchen



Utility/Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

12 Oak Road, Pelsall



Bedroom Two



Bathroom



Rear Garden

Rear Elevation

12 Oak Road, Pelsall

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented traditional style semi detached residence that is situated in a popular 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 glazed, briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front and wall light point.

RECEPTION HALL

entrance door, laminate floor covering, ceiling light point and under stairs storage cupboard off.

LOUNGE

3.71m x 3.61m (12'2 x 11'10)

PVCu double glazed window to rear, feature fireplace with gas coal effect fire fitted, radiator and ceiling light point.

DINING ROOM

3.51m x 2.95m (11'6 x 9'8)

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

MODERN FITTED KITCHEN

2.90m x 2.51m (9'6 x 8'3)

PVCu double glazed window to rear, range of fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drained sink having mixer tap over, breakfast bar, built in electric double oven and 'Bosch' electric hob with extractor canopy over, integrated fridge, radiator and ceiling light point.

REAR LOBBY

PVCu double glazed door to the rear garden, fitted wall unit, wall light point and working surface with space below for appliances.

12 Oak Road, Pelsall

UTILITY/GUEST CLOAKROOM

1.93m x 1.50m (6'4 x 4'11)

PVCu double glazed window to side, wc, working surface with inset wash hand basin, space for appliances, radiator, ceiling light point and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed window to front, ceiling light point, loft access and airing cupboard off housing the 'Baxi' central heating boiler.

BEDROOM ONE

3.73m x 2.92m (12'3 x 9'7)

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

BEDROOM TWO

4.62m x 2.72m (15'2 x 8'11)

PVCu double glazed window to rear, radiator, ceiling light point and built in storage cupboard.

MODERN BATHROOM

2.92m x 1.75m (9'7 x 5'9)

PVCu double glazed window to rear, 'P' shaped bath with shower over, tiled surround and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, radiator and ceiling light point.

OUTSIDE

FORE GARDEN

lawn with side borders and tarmac driveway providing ample off road parking and giving access to:

DETACHED RECESSED GARAGE

4.78m x 2.29m (15'8 x 7'6)

double opening doors to front.

REAR GARDEN

gated side access, paved patio and pathway, lawn with side borders, apple tree and shrubs, additional raised beds, outside tap and power supply.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		