

Road Map



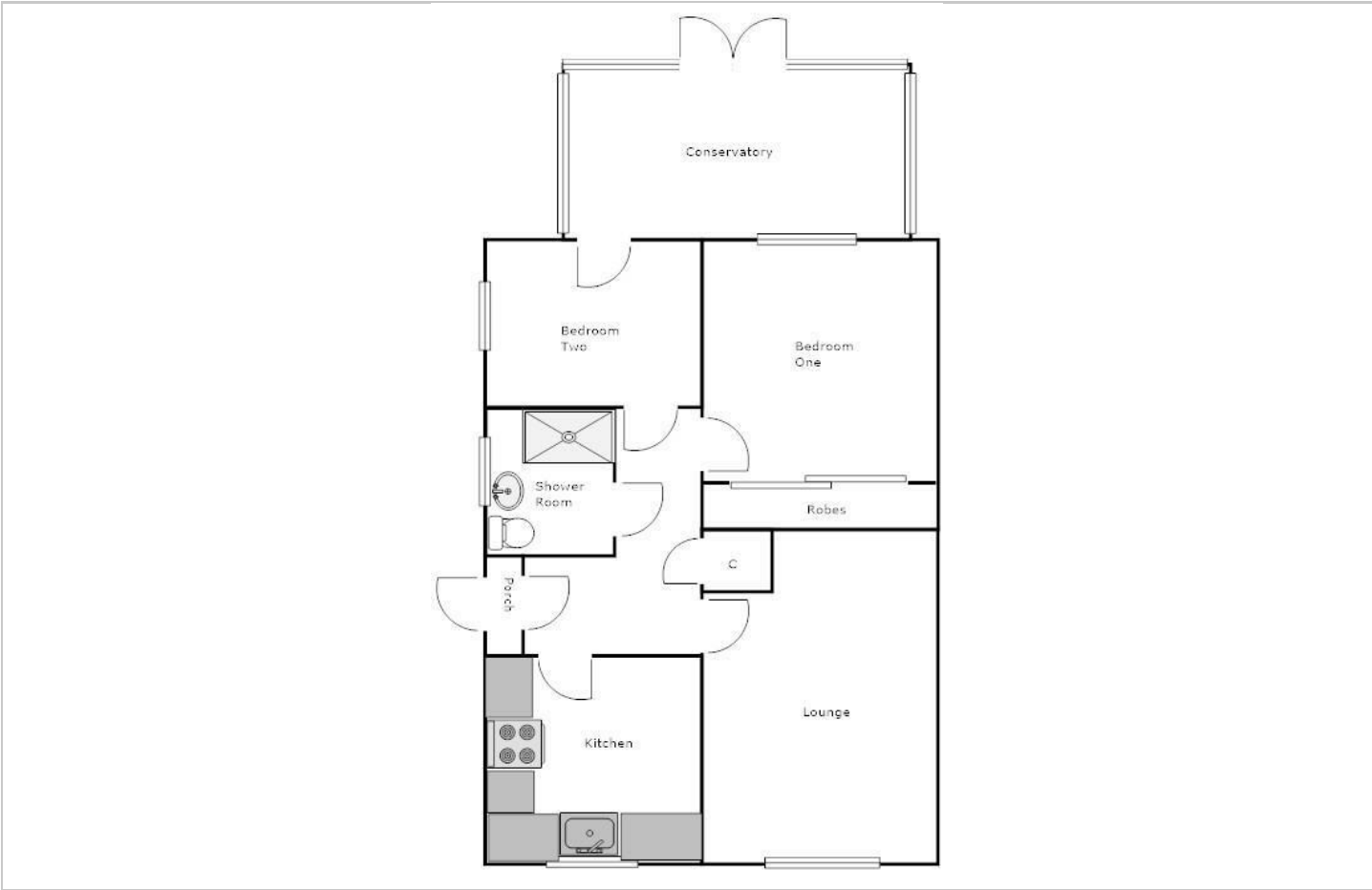
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



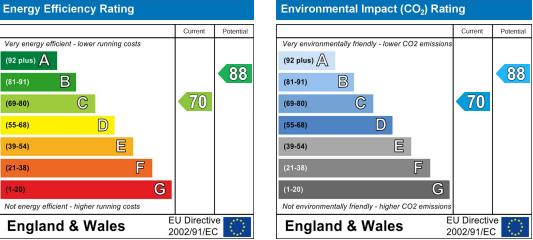
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Energy Performance Graphs



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## 4 Fingerpost Drive

Pelsall, Walsall WS3 4AP  
Offers In The Region Of  
£155,000 Leasehold



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## FULL DESCRIPTION

This semi-detached bungalow is thought to date from 1990, having been constructed to good quality standards of its day on behalf of Caldmore and Accord Housing. Forming part of a small infilling cul-de-sac entirely of bungalows, the development is suitable for residents aged 55 and over, being situated within comfortable walking distance of Pelsall Village, with its many shops and local amenities.

The property has been maintained to a high standard and is offered with the benefit of no onward chain together with gas fired radiator central heating, PVCu double glazing and the addition of a conservatory. Early internal viewing is highly recommended in order to appreciate the attractiveness of the low maintenance accommodation:

The internal accommodation briefly includes the following: (all measurements approximate)

## APPROACH

Having paved front garden, path leading to gated access to rear garden and cold water tap and allocated parking space.

## ENCLOSED STORM PORCH

Having door leading through to;

## ENTRANCE HALLWAY

Having radiator, loft access with pull down ladders and doors leading through to kitchen, lounge, bedrooms, shower room and useful storage cupboard.

## FRONT FITTED KITCHEN measuring

9'3" x 8'11" (2.82m x 2.72m)

Having PVCu double glazed window to front elevation, radiator, range of wall and base units with work surface over, stainless steel sink unit, built in gas oven, hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, and wall mounted Worcester Bosch gas central heating boiler.

## FRONT LOUNGE measuring

14'4" (max) x 10'1" (max) (4.37m (max) x 3.07m (max))

Having PVCu double glazed window to front elevation, radiator, fireplace housing flame effect gas fire, television point and telephone point.

## REAR BEDROOM ONE measuring

11'0" (to wardrobes) x 10'2" (3.35m (to wardrobes) x 3.10m)

Having double glazed window to rear elevation, radiator and fitted wardrobes with sliding doors.

## REAR BEDROOM TWO measuring

9'2" x 7'2" (2.79m x 2.18m)

Having PVCu double glazed window to side elevation, radiator and glazed door leading to conservatory.

## SHOWER ROOM/WC

Being fully tiled and having PVCu double glazed window to side elevation, radiator, walk in shower cubicle with grab handles and fold down chair, pedestal hand wash basin and low level WC.

## CONSERVATORY measuring

14'10" x 7'6" (4.52m x 2.29m)

Being of brick and PVCu double glazed construction and having radiator, lighting and doors leading to rear garden.

## REAR GARDEN

Having paved patio seating area, gated side access to front of property, 2 x wooden garden sheds and border planting.

## GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Leasehold having an unexpired term of approximately 69 years subject to an annual ground rent of £50. A service charge is currently payable in the sum of approx £28 per calendar month, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts. Caldmore and Accord Association are managing agents for the development, which is suitable for residents aged 55 and over.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that

the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWINGS: Contact Estate Agents Marrion & Co 01922 404446.

ADDITIONAL INFORMATION: The Service Charge covers external maintenance gardening of communal areas.

