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## 19 Shortlands Lane, Pelsall Guide Price £189,950

A superbly appointed extended traditional style Semi Detached residence situated in this highly sought after location close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Luxury Fitted Dining Kitchen \* Conservatory \* Guest Cloak Room \* Utility \* Two Double Bedrooms \* Luxury Bathroom \* Extensive Off Road Parking \* Large Landscaped Gardens \* Gas Central Heating System \* PVCu Double Glazing \*

Post code: WS3 4AG

Directions: A-Z Page 20 Ref: 3D



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
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Proprietor: Christopher A Foster



# 19 Shortlands Lane, Pelsall



Reception Hall



Lounge



Lounge



Dining Area



Luxury Fitted Dining Kitchen

# 19 Shortlands Lane, Pelsall



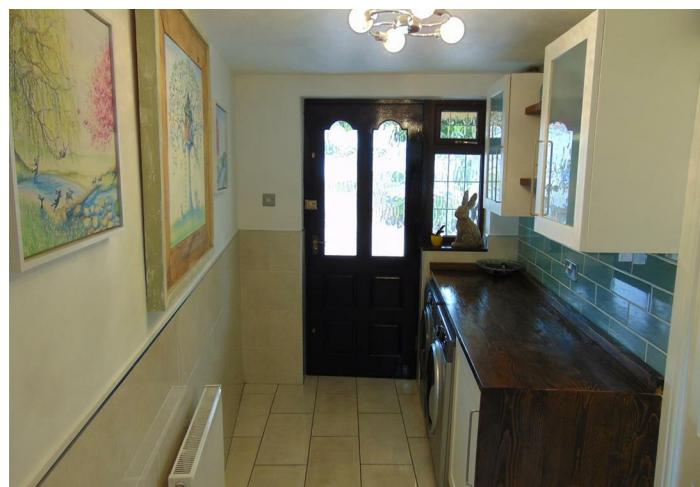
Luxury Fitted Dining Kitchen



Conservatory



Guests Cloakroom



Utility

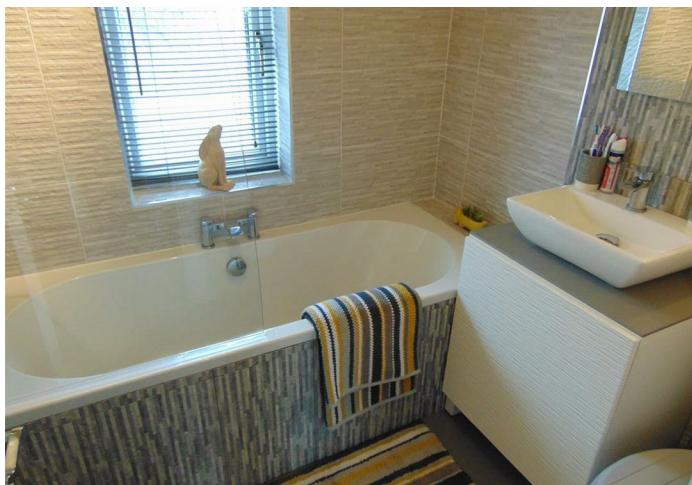
# 19 Shortlands Lane, Pelsall



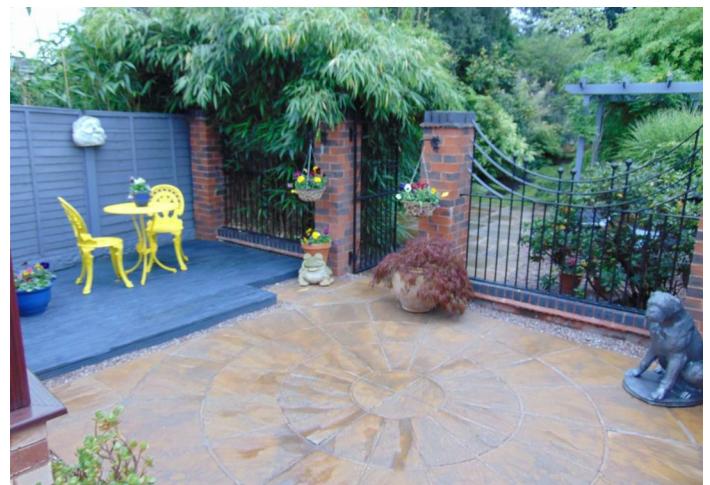
**Bedroom One**



**Bedroom Two**

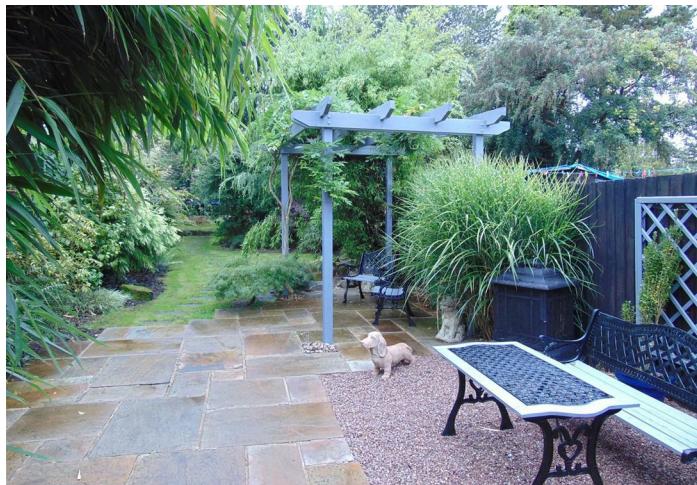


**Luxury Bathroom**



**Rear Garden**

# **19 Shortlands Lane, Pelsall**



**Rear Garden/Pergola**



**Rear Garden**

**Rear Garden/Play Area**



**Rear Elevation.**



**Front Elevation/Drive**

# **19 Shortlands Lane, Pelsall**

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed extended traditional style Semi Detached residence occupying an excellent position in this highly sought after residential location close to local amenities and within easy reach of 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 Michaels Church of England Primary School, 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 fired central heating system and PVCu double glazing briefly comprises of the following:

## **CANOPY PORCH**

with external light.

## **RECEPTION HALL**

having entrance door, laminate floor covering, half height timber panelled walls, ceiling light point, central heating radiator, ceiling coving and fitted shelving.

## **LOUNGE**

4.19m x 3.51m (13'9 x 11'6)

having PVCu double glazed bay window to front elevation, feature recessed fireplace, ceiling light point, ceiling coving, laminate floor covering and central heating radiator.

## **LUXURY FITTED OPEN PLAN DINING KITCHEN**

4.75m x 4.39m (15'7 x 14'5)

having PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and additional inset ceiling spotlights, laminate floor covering, range of luxury fitted wall, base units and drawers, solid wood working surface with tiled surround and inset stainless steel circular sink and drainer, mixer tap over, built in electric oven and gas hob, integrated fridge and being open plan to:

## **CONSERVATORY**

3.35m x 2.59m (11'0 x 8'6)

having PVCu double glazed double opening doors and window to rear, tiled floor, central heating radiator and ceiling light/fan.

## **INNER LOBBY**

having laminate floor covering, central heating radiator, ceiling light point and half height timber panelled walls.

# **19 Shortlands Lane, Pelsall**

## **GUEST CLOAK ROOM**

having PVCu double glazed frosted window to side elevation WC, laminate floor covering, half height timber panelled walls and ceiling light point.

## **UTILITY**

4.27m x 1.91m max (14'0 x 6'3 max)

having door to front elevation, stable style door leads to the rear gardens, central heating radiator, tiled floor, solid wood working surface with base unit below, space and plumbing for automatic washing machine, ceiling light point, wall mounted condensing combination central heating boiler and storage cupboard off.

## **FIRST FLOOR LANDING**

having PVCu double glazed window to side elevation, ceiling light point, central heating radiator, loft access, half height timber panelled walls and airing cupboard off.

## **BEDROOM ONE**

4.04m max x 3.51m (13'3 max x 11'6)

having two PVCu double glazed windows to front elevation, range of fitted wardrobes with sliding mirrored doors, ceiling light point and central heating radiator.

## **BEDROOM TWO**

3.53m x 2.62m (11'7 x 8'7)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator and picture rail.

## **LUXURY BATHROOM**

having PVCu double glazed frosted window to rear elevation, panelled bath with side taps and electric "Bristan" shower over, tiled surround, shower screen fitted, vanity wash hand basin with storage cupboard below, WC, central heating radiator, tiled walls and floor and ceiling light point.

## **OUTSIDE - FORE GARDEN**

having pebbled frontage providing extensive off road parking, brick boundary wall, raised floral bed and additional shrubs.

## **LARGE LANDSCAPED REAR GARDEN**

having paved patio area and timber deck, security light, cold water tap, gated access leading to additional paved area with Pergola, well stocked and attractive borders, trees and shrubs, further lawned area with additional well stocked borders trees and shrubs and rear play area, timber fencing, outside power supply and two storage sheds.

## **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 Property Misdescriptions Act 1991 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.

## **19 Shortlands Lane, Pelsall**

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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