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28 Shortlands Lane, Pelsall, WS3 4AG
Asking Price £200,000

An extended traditional style semi detached residence in need of modernisation and possible structural repair, occupying an excellent position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Sun Room * Guest Cloakroom * Fitted Kitchen * 3 Bedrooms * Bathroom * Off Road Parking and Recessed Garage * Gas Central Heating * Majority Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall

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

28 Shortlands Lane, Pelsall





Through Lounge/Dining Room



Kitchen



Sunroom



W.C.



Bedroom One

28 Shortlands Lane, Pelsall



Bedroom Two



Bedroom Three



Bathroom





Rear Garden

28 Shortlands Lane, Pelsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended traditional style semi detached residence that is in need of modernisation. The property occupies an excellent position in this sought after residential 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 majority double glazing briefly comprises the following:

FULLY ENCLOSED PORCH
door to front, laminate floor covering and ceiling light point.

RECEPTION HALL
entrance door, window to side, radiator, wall light point and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM
7.62m x 3.51m (25' x 11'6)
double glazed bay window to front, feature fireplace with gas coal effect fire fitted, radiator, two ceiling light points, wall light point and sliding patio door leading to:

SUN ROOM
2.36m x 2.08m min (7'9 x 6'10 min)
PVCu double glazed door and window to rear, laminate floor covering, ceiling light point and wall mounted 'Worcester' central heating boiler.

GUEST CLOAKROOM
window to rear, wc, wash hand basin, radiator, ceiling light point and laminate floor covering.

EXTENDED KITCHEN
4.72m x 1.80m (15'6 x 5'11)
PVCu double glazed window to rear, additional window to side, range of fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker and additional appliances, two ceiling light points and radiator.

FIRST FLOOR LANDING
PVCu double glazed window to side and ceiling light point.

28 Shortlands Lane, Pelsall

BEDROOM ONE
3.45m x 3.38m (11'4 x 11'1)
PVCu double glazed window to rear, radiator and two ceiling light points.

BEDROOM TWO
3.38m x 2.67m min (11'1 x 8'9 min)
double glazed window to front, radiator, ceiling light point and wall light point.

BEDROOM THREE
2.59m x 2.29m (8'6 x 7'6)
double glazed window to front, radiator and ceiling light point.

BATHROOM
PVCu double glazed window to rear, panelled bath with electric 'Triton' shower over, vanity wash hand basin and wc unit with storage cupboard below, radiator, tiled walls, concealed lighting and loft access.

OUTSIDE

FORE GARDEN
block paved driveway providing off road parking, lawn, shrubs and gated access leading to:

DETACHED RECESSED GARAGE
5.72m x 2.82m (18'9 x 9'3)
up and over door to front, window and door to side, light and power.

REAR GARDEN
paved patio, shaped lawn, mature borders, trees and shrubs, outside tap, gated side access and additional area to rear.

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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