CHRIS FOSTER & Daughter

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4 Old Mill House Close, Pelsall, WS4 1BL
Offers In The Region Of £132,500

An well presented two bedroom first floor apartment situated in this sought after modern development within easy reach of local amenities including Pelsall village centre.

* Communal Entrance * Reception Hall * Open Plan Living/Kitchen Area * Two Bedrooms * Master with En Suite Shower Room * Bathroom * Allocated Car Parking Space * Electric Heating * PVCu Double Glazing * Communal Grounds & Visitor Parking * 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

4 Old Mill House Close, Pelsall





Open Plan Living / Fitted Kitchen Area



Open Plan Living / Fitted Kitchen Area



Bedroom One



Bedroom One



En Suite

4 Old Mill House Close, Pelsall



Bedroom Two



Bathroom





Communal Grounds and Parking





Communal Grounds and Parking

4 Old Mill House Close, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this well presented modern first floor apartment situated in this quiet residential location 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 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 electric heating and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE
with staircase leading to first floor landing.

RECEPTION HALL
having entrance door, security intercom to main entrance, electric storage heater, ceiling light point, storage cupboard off and additional airing cupboard off.

OPEN PLAN LIVING/FITTED KITCHEN AREA
5.56m x 4.11m (18'3 x 13'6)
having three PVCu double glazed windows, electric storage heater, TV, telephone and satellite points, wall light points and integrated ceiling spotlights, range of modern fitted wall, base units and drawers, working surfaces with under cabinet lighting, complimentary tiling and inset single drainer sink, built in "Neff" electric oven and hob with extractor canopy over, space and plumbing for fridge/freezer, washing machine and tumble dryer.

BEDROOM ONE
4.70m x 2.82m (15'5 x 9'3)
having two PVCu double glazed windows, ceiling light point, electric storage heater and TV aerial point.

EN SUITE SHOWER ROOM
with extractor fan, ceiling spot light, "Dimplex" electric wall heater, WC, pedestal wash hand basin having mixer tap over, shaver point and double width shower tray with shower and complimentary tiling.

BEDROOM TWO
3.07m x 2.82m (10'1 x 9'3)
PVCu double glazed window, ceiling light point and electric panel heater.

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BATHROOM
PVCu double glazed frosted window, extractor fan, ceiling spotlights, wall mounted electric heater, panelled bath having mixer tap with shower attachment over, WC, vanity wash hand basin having mixer tap over and tiling to splash prone areas.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL WELL KEPT GROUNDS AND VISITOR PARKING

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 999 years from 1st January 2003. Service charge and ground rent to be confirmed.

SERVICES All main services are connected with the exception of gas. 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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