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8 Summer Lane, Pelsall Guide Price £315,000

An extremely spacious Detached residence that enjoys the benefit of a two storey rear extension to provide an excellent sized family home.

* Quiet Sought After Location * Reception Hall * Large Lounge * Separate Dining Room * Sitting Room/Study * Fitted Breakfast Kitchen * Three Double Bedrooms - Master with En-Suite Shower Room * Family Bathroom * Off Road Parking * Gas Central Heating System * PVCu Double Glazing *

Post code: WS4 1DS

Directions: A-Z Page 21 Ref: 5G



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

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Proprietor: Christopher A Foster



8 Summer Lane, Pelsall



Lounge



Fitted Breakfast Kitchen



Fitted Breakfast Kitchen

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Bedroom One



Bedroom One



En-Suite Shower Room

8 Summer Lane, Pelsall



Bedroom Two



Bathroom



Rear Garden

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An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely spacious Detached residence that has been considerably extended to provide an excellent sized family home. The property occupies a quiet position in this highly sought after location within easy reach of local amenities.

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 fired central heating system and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having PVCu double glazed entrance door, central heating radiator and two wall light points.

LOUNGE

7.16m x 4.37m (23'6 x 14'4)

having PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, four wall light points, two central heating radiators, ceiling coving and double opening doors leading to:

DINING ROOM EXTENSION

4.90m x 3.81m (16'1 x 12'6)

having PVCu double glazed window to rear elevation, ceiling light point, four wall light points, central heating radiator and ceiling coving.

SITTING ROOM/STUDY

4.83m x 2.46m (15'10 x 8'1)

having PVCu double glazed window to front elevation, central heating radiator, two ceiling light points, ceiling coving and storage cupboard off housing the central heating boiler.

EXTENDED FITTED BREAKFAST KITCHEN

6.05m x 5.38m max (19'10 x 17'8 max)

having PVCu double glazed window to side elevation and PVCu double glazed window and double opening doors leading to the rear gardens, four ceiling light points, two central heating radiators, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric double oven, halogen hob with extractor canopy over, space and plumbing for automatic washing machine and integrated dishwasher.

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FIRST FLOOR LANDING

having PVCu double glazed window to side elevation, ceiling light point and loft access.

EXTENDED BEDROOM ONE

6.93m x 3.53m (22'9 x 11'7)

having PVCu double glazed window to rear elevation, range of fitted wardrobes and matching dressing table with double bed recess and overhead storage, two ceiling light points, ceiling coving and central heating radiator.

EN-SUITE SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, corner shower enclosure, WC, pedestal wash hand basin, ceiling light point, central heating radiator and tiled walls.

BEDROOM TWO

4.11m x 3.58m (13'6 x 11'9)

having PVCu double glazed window to front elevation, range of fitted wardrobes and matching dressing table, double bed recess and overhead storage, ceiling light point, central heating radiator and ceiling coving.

BEDROOM THREE

3.20m x 2.64m (10'6 x 8'8)

having PVCu double glazed window to front elevation, central heating radiator, ceiling light point, ceiling coving and fitted wardrobes.

BATHROOM

3.73m x 2.62m (12'3 x 8'7)

having PVCu double glazed frosted window to side elevation, large bath, tiled corner shower enclosure, WC, pedestal wash hand basin, two ceiling light points, ceiling coving and central heating radiator.

OUTSIDE - FORE GARDEN

having lawn, block paved driveway providing off road parking and side access leading to:

REAR GARDEN

having paved patio area, shaped lawn, mature borders, trees and shrubs and external light.

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. 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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