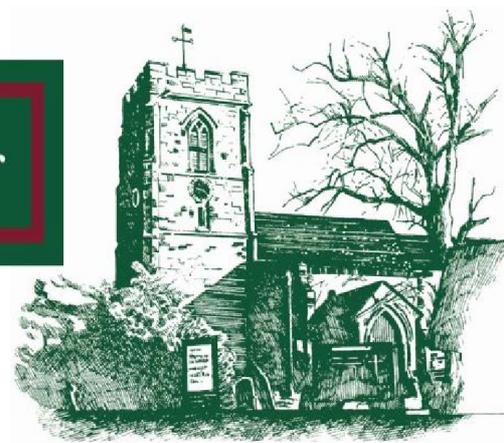


# CHRIS FOSTER & Daughter

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## 34 Old Mill House Close, Pelsall Guide Price £138,000

A particularly well maintained and presented, spacious first floor apartment situated in this quiet residential development and within easy reach of Pelsall Village centre.

\* Reception Hall \* Open Plan Living Room/Kitchen \* Two good size Bedrooms - Master with En-Suite Shower Room \* Luxury Bathroom \* Allocated Car Parking Space - No Commercial vehicles \* Electric Heating \* PVCu Double Glazing \* Security Intercom to Main Entrance \* No Upward Chain

Post code: WS4 1BL

Directions: A-Z Page 21 Ref: 6F



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Proprietor: Christopher A Foster



# 34 Old Mill House Close, Pelsall



Open Plan Living Room/Kitchen



Open Plan Living Room/Kitchen



Bedroom One



En Suite Shower Room

# 34 Old Mill House Close, Pelsall



Bedroom Two



Bathroom



Communal Grounds



Communal Grounds



# 34 Old Mill House Close, Pelsall

This modern purpose built first floor apartment is maintained and presented to a high standard and offers excellent sized accommodation. The property is situated within a quiet development approximately one mile from 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 of the following:

## **COMMUNAL ENTRANCE HALL**

having stairs to first floor landing.

## **RECEPTION HALL**

having entrance door, laminate floor covering, ceiling spotlights, two storage cupboards off, electric storage heater, loft access, airing cupboard, and security intercom to main entrance.

## **OPEN PLAN LIVING ROOM/KITCHEN**

6.93m x 4.11m (22'9 x 13'6)

having two PVCu double glazed windows to rear elevation, laminated floor covering, two electric storage heaters, two wall light points, additional ceiling spotlights, TV satellite DAB and telephone extension points, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, tiled splashbacks, integrated wine rack, integrated fridge, freezer and washing machine, built in electric oven, separate hob with stainless steel extractor canopy over.

## **BEDROOM ONE**

4.42m x 3.51m (14'6 x 11'6)

having PVCu double glazed window to front elevation, electric storage heater, ceiling light point and TV aerial point.

## **EN SUITE SHOWER ROOM**

having double tiled shower cubicle, pedestal wash hand basin, WC, electric shaver socket, extractor fan and "Dimplex" electric wall heater.

## **BEDROOM TWO**

3.35m x 2.41m (11' x 7'11)

having PVCu double glazed window to front elevation, ceiling light point and electric panel heater.

## **LUXURY BATHROOM**

having panelled bath with shower over, screen fitted and tiled surround, pedestal wash hand basin, WC, ceiling spotlights, extractor fan and "Dimplex" wall heater.

## **OUTSIDE**

# 34 Old Mill House Close, Pelsall

## **ALLOCATED PARKING SPACE**

No commercial vehicles allowed on site.

## **COMMUNAL GROUNDS**

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold with vacant possession upon completion.

**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 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.

# 34 Old Mill House Close, Pelsall

