

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 24 School Lane, Pelsall, WS3 4AF To Let £1,200 PCM

A particularly spacious, well presented and extended semi detached family residence, occupying an excellent position in this sought after location within easy reach of local amenities.

\* Reception Hall \* Lounge \* Dining Room \* Modern Fitted Kitchen Extension \* 3 Bedrooms \*  
Modern Bathroom \* Extensive Off Road Parking \* Good Sized Rear Garden \* Gas Central  
Heating \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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

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

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



## 24 School Lane, Pelsall



Lounge



Lounge



Dining Room



Dining Room



## 24 School Lane, Pelsall



Modern Fitted Kitchen



Modern Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two

## 24 School Lane, Pelsall



**Bedroom Three**



**Modern Bathroom**



**Rear Garden**

## 24 School Lane, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented and extended semi detached family residence that occupies an excellent position in this sought after location 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 Pelsall Village School, Walsall Academy, 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 PVCu double glazing briefly comprises the following:

### **RECEPTION HALL**

PVCu double glazed entrance door, radiator and ceiling light point.

### **LOUNGE**

4.01m x 3.73m (13'2 x 12'3)

PVCu double glazed bay window to front, radiator, ceiling light point and modern wall hung electric fire.

### **DINING ROOM**

4.95m max x 3.51m (16'3 max x 11'6)

PVCu double glazed window to side and double opening doors leading to the rear gardens, radiator, two ceiling light points, storage cupboard and additional under stairs storage cupboard off.

### **MODERN FITTED KITCHEN EXTENSION**

4.80m x 2.84m max (15'9 x 9'4 max)

PVCu double glazed windows to side and rear, range of modern fitted white gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in 'Bosch' electric oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine, space for additional appliances, modern vertical radiator, inset ceiling spotlights and wall mounted 'Worcester' central heating boiler.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

3.81m x 2.82m (12'6 x 9'3)

PVCu double glazed bay window to front, radiator and ceiling light point.

# 24 School Lane, Pelsall

## **BEDROOM TWO**

3.28m x 2.69m (10'9 x 8'10)

PVCu double glazed window to rear, radiator and ceiling light point.

## **BEDROOM THREE**

2.29m x 2.13m (7'6 x 7')

PVCu double glazed window to rear, radiator and ceiling light point.

## **MODERN BATHROOM**

PVCu double glazed window to side, panelled bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, inset ceiling spotlights, radiator and two extractor fans.

## **OUTSIDE**

### **FORE GARDEN**

tarmacadam frontage providing ample off road parking, side border and gated side access leading to:

### **GOOD SIZED REAR GARDEN**

paved patio area and path, outside tap, lawn, shrubs and fencing.

## **GENERAL INFORMATION**

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

**RENT AND DEPOSITS** On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**SERVICES** All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

## **NO SMOKERS – NO SHARERS**

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 particulars.

# 24 School Lane, Pelsall



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |