



Ashtree Road

Pelsall, WS3 4LR

£175,000

ficorns&co
ESTATE AGENTS

01922 716 605

FOR SALE



Ashtree Road, Pelsall, WS3 4LR

Acorns & Co Estate Agents are pleased to offer For Sale this Period Traditional Semi Detached Property, situated in a sought after location in Pelsall, close to the common, walking distance to shops, and reputable schools. The property briefly comprises; Separate Sitting Room, open plan kitchen area, dining area, and lounge area, utility, bathroom, first floor landing, three bedrooms and a private enclosed rear garden. The property also benefits from UPVC double glazing, gas central heating, CCTV, and an intruder alarm system.

Sitting Room: 3.63m (11' 11") x 3.53m (11' 7")

With a UPVC double glazed window to front elevation, laminate flooring, a log burner inset into a brick built hearth, a wall mounted radiator, coving, a ceiling light point, and a door through to;

Lounge / Dining Area: 4.78m (15' 8") x 3.53m (11' 7")

With two UPVC double glazed windows to rear and side elevations, a feature hearth with a wooden surround, laminate flooring, a wall mounted radiator, coving, a ceiling light point, a door leading to a staircase to first floor accommodation, and an opening through to;

Kitchen Area: 2.44m (8' 0") x 3.91m (12' 10")

With a range comprising of wall mounted cupboards and base units, with a roll top work surface over incorporating a stainless steel sink and a half unit with drainer, with mixer taps over, an electric induction hob, with a double electric oven under, a wall mounted stainless steel extractor hood over, space for an American Fridge Freezer, laminate flooring, a wall mounted radiator, two ceiling light points, a UPVC double glazed window to side elevation, a UPVC double glazed door to side elevation leading to rear garden, and a further door to rear elevation leading to;

Utility: 1.52m (5' 0") x 1.20m (3' 11")

With a base unit, with a roll top work surface over, and space and plumbing for an automatic washing machine, a UPVC double glazed window to side elevation, a ceiling light point, and a further door leading to;

Bathroom: 2.73m (8' 11") x 1.94m (6' 4")

With a designer roll top bath, with central mixer taps, a wash hand basin inset into a vanity unit, a modern flush low level W.C., a fully tiled shower cubicle with a sliding glass shower screen, fully tiled walls, a full height designer radiator, a frosted UPVC double glazed window to side elevation, and a ceiling light point.

First Floor Landing:

With a ceiling light point, a loft hatch giving access via built in loft ladders leading to a fully insulated and partly boarded loft void, and doors off to;

Bedroom 1: 3.58m (11' 9") x 3.53m (11' 7")

With a range of fitted wardrobes with mirrored sliding doors, a UPVC double glazed window to front elevation, a wall mounted radiator, coving and a ceiling light point.

Bedroom 2: 3.79m (12' 5") x 2.70m (8' 10")

With a range of fitted wardrobes with mirrored sliding doors, a UPVC double glazed window to rear elevation, a wall mounted radiator, coving and a ceiling light point.

Bedroom 3: 3.91m (12' 10") x 2.44m (8' 0")

With a range of fitted wardrobes with mirrored sliding doors further built in shelving, a UPVC double glazed window to side elevation, a wall mounted radiator, coving and a ceiling light point.

Side Patio Area:

With a patio area for al fresco entertainment, with two secure gates leading to front of property, and leading to;

Rear Garden:

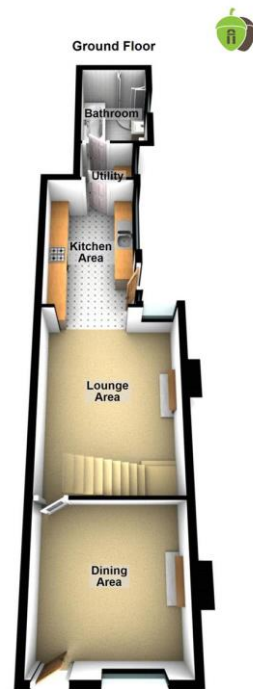
Mainly laid to lawn, with a central paved path and borders with mature shrubs, with;

Timber Shed:

a Covered pergola for al fresco entertainment, and a timber built shed with power and lighting.

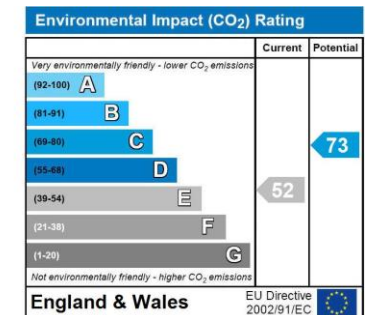
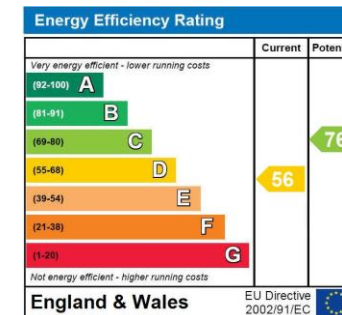
Tenure:

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



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In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.