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27 Ryders Hayes Lane, Pelsall **Asking Price £300,000**

Chris Foster & Daughter are pleased to offer for sale this well-presented and substantially extended three double bedroom semi-detached family home, occupying a much sought-after position within the ever popular area of Pelsall. Thoughtfully extended to provide generous and versatile accommodation, the property offers a light and airy interior comprising, in brief: porch, hall, lounge, snug area, dining area, fitted kitchen and utility room. To the first floor are three double bedrooms, with the master benefiting from an en-suite and dressing room/study, together with a family bathroom and separate w.c. The property enjoys a good-sized rear garden, whilst to the front there is a gravelled garden flanked by multi-vehicle driveway providing ample off-road parking and access to the garage. Further benefits include central heating and double glazing (both where specified). Immediate viewing is highly recommended to fully appreciate the accommodation on offer and avoid potential disappointment.

Council Tax Band - D
Local Authority - Walsall
EPC Rating - To Follow



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27 Ryders Hayes Lane, Pelsall



Lounge



Lounge



Lounge



Dining Area



Snug Area



Kitchen

27 Ryders Hayes Lane, Pelsall



Kitchen



Utility Room



Landing



Master Bedroom



Dressing Room



Ensuite

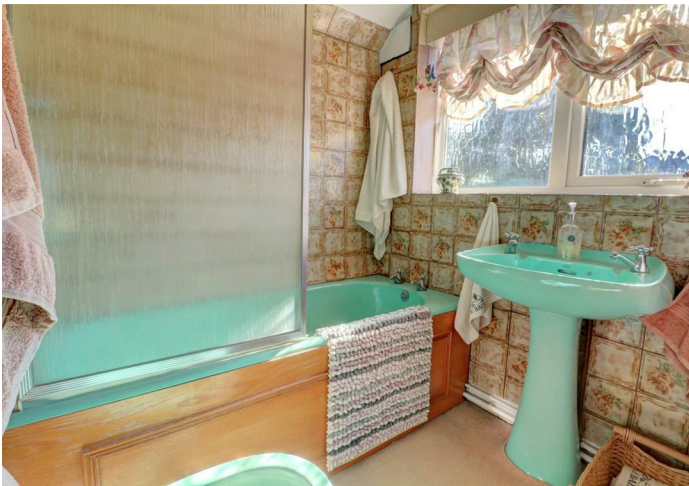
27 Ryders Hayes Lane, Pelsall



Bedroom Three



Bedroom Two



Bathroom



Rear Garden



Rear Garden



Rear Garden

27 Ryders Hayes Lane, Pelsall

Pelsall

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.

Frontage

Having a gravelled garden with shrub borders flanked by block-paved driveway affording multi-vehicle off road parking leading to door to:-

Porch

With door to:-

Hallway

With stairs rising to the first floor, built-in cupboard and door off to:-

Lounge

4.72m max x 4.04m max (15'6" max x 13'3" max)

With uPVC double glazed window to the front, central heating radiator and door to:-

Snug Area

3.23m max x 2.64m max (10'7" max x 8'8" max)

With central heating radiator, walk-through to kitchen and steps down to:-

Dining Area

3.63m x 2.82m (11'11" x 9'3")

With central heating radiator, uPVC double glazed bow window to the rear and uPVC double glazed french doors to the side.

Kitchen

2.59m x 2.26m (8'6" x 7'5")

Having a range of eye and base level units with work surface over incorporating single drainer sink unit, hob, oven, tiled floor, uPVC double glazed window to the rear, built-in cupboard and door to:-

Utility Room

With eye and base level units with work surface over incorporating single drainer sink unit, tiled floor, uPVC double glazed window to the rear, part uPVC double glazed door to the rear and sliding door to:-

Garage

5.28m x 2.39m (17'4" x 7'10")

With power & light, frosted window to the side and double doors to the front.

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First Floor Landing

With doors off to:-

Master Bedroom

4.67m x 3.07m (15'4" x 10'1")

With central heating radiator, two uPVC double glazed windows to the front, frosted uPVC double glazed window to the side, arch to dressing room and doorway to:-

Ensuite

With shower area, low flush w.c, bidet, corner sink unit, part tiled walls, central heating radiator and uPVC double glazed window to the rear.

Dressing Room

2.69m max x 1.98m max (8'10" max x 6'6" max)

With fitted wardrobe, central heating radiator and uPVC double glazed window to the front.

Bedroom Two

3.76m x 3.20m (12'4" x 10'6")

With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three

3.63m x 3.00m (11'11" x 9'10")

With fitted wardrobe, central heating radiator and uPVC double glazed window to the front.

Bathroom

With suite comprising bath, pedestal wash hand basin, bidet, built-in cupboard, central heating radiator, part tiled walls and frosted uPVC double glazed window to the rear.

W.C

With low flush w.c, , wash hand basin and tiled splashback.

Rear Garden

Having a paved patio with steps down to good sized lawned garden beyond with gravelled and paved areas and shrub borders.

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 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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GROUND FLOOR



1ST FLOOR



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