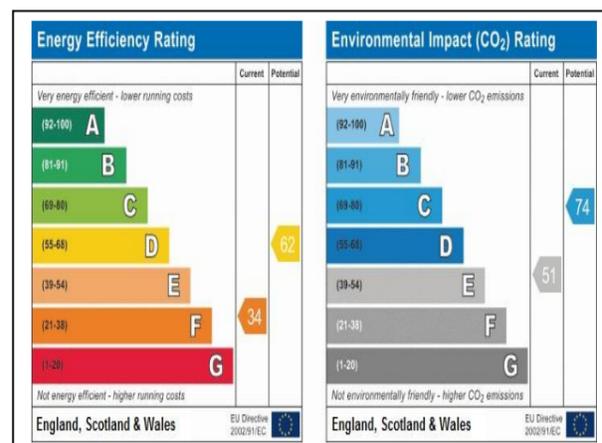


23 FORDBROOK LANE PELSALL WALSALL

TENURE: The Vendor has advised us the property is Freehold. It is recommended to have this information verified by your legal advisor at the earliest opportunity. As Village Estates takes no responsibility for the information given by its seller/vendor of its accuracy, as we have been unable to verify the information given by means of current documentation.

SERVICES: We understand all services are connected, however we have not and do not test or service any heating systems, apparatus and no warranty is given as to their service ability, condition or availability.

If you would like any further additional information regarding this property or you would like to make an appointment to view we are more than happy to help and advise.



Village Estates

INDEPENDENT ESTATE AGENTS

23 Fordbrook Lane, Pelsall, Walsall. WS3 4BW



£325,000

Viewing by Arrangement

Two Bedroom Detached Bungalow

- Double Glazing
- Central Heating System
- Lounge
- Dining Room
- Kitchen
- Large Conservatory
- Two Double Bedrooms
- Family Bathroom
- Garage
- Car Port
- Off Road Parking
- Fore Garden and Large Rear Garden



While we endeavour to make our sales details accurate and reliable as possible, these particulars do not constitute any part of an offer or contract. Village Estates have not tested any apparatus or equipment and therefore can give no warranty as to condition or serviceability. All floor areas and dimensions are approximate and given for guidance purpose only.

29 Norton Road, Pelsall, Walsall WS3 4AY.

Telephone: 01922 692999 Facsimile: 01922 684214 Web: www.village-estates.net

23 FORDBROOK LANE PELSALL WALSALL

Village Estates are pleased to offer for sale this two bedroom detached bungalow in Pelsall, the property offers good sized living accommodation together with large rear garden.

All floor areas and dimensions are approximate and given for guidance purpose only.

ENTRANCE PORCH:

Having double glazed door and double glazed panels to front elevation, wall light, tiled floor leads to double glazed door giving access to:

ENTRANCE HALL:

Having ceiling light point, two wall lights, radiator, built in cloak cupboard, power point, doors off to:

LOUNGE: 17'0" x 11'10" (5.18m x 3.61m)

Having double glazed bow window to side elevation, three wall lights, radiator, wooden fire surround with marble effect hearth, T.V aerial point and power points.

BEDROOM ONE: 11'9" x 13'8" into bay (3.58m x 4.16m into bay)

Having double glazed bay window to front elevation, ceiling light point, radiator, T.V. aerial point, power points, a range of fitted bedroom furniture including wardrobes and dressing table.

BEDROOM TWO: 10'10" x 12'2" (3.30m x 3.71m)

Having double glazed window to rear elevation, ceiling light point, radiator, power points, a range of fitted 'Sharps' bedroom furniture including wardrobes, cupboard and dressing table.

BATHROOM:

Having ceiling light point, radiator with towel rail, two double glazed windows to rear elevation, bath with mixer tap and shower attachment, flush fit W.C., tiled walk in corner shower cubicle with electric shower, tiled walls and floor throughout.

DINING ROOM: 12'0" x 11'1" (3.66m x 3.38m)

Having ceiling light point, radiator, double glazed patio doors to rear elevation leading to conservatory, tiled floor, T.V. aerial point, power points, archway leads to:

KITCHEN: 12'5" x 8'2" (3.78m x 2.49m)

Having double glazed window to rear elevation, double glazed door to side elevation and double glazed window to side elevation, a range of matching Avanti wall cupboards and base units with round edge granite work surface with one and a half bowl sink unit and drainer with mixer tap, built in five ring gas hob with filter extractor over, double electric oven, integral fridge, Integral slimline dishwasher, radiator, tiled splash back walls, tiled floor, power points, door leads to garage.



23 FORDBROOK LANE PELSALL WALSALL

CONSERVATORY: 11'11" x 15'0" (3.63m x 4.57m)

Having double glazed doors to side elevation, ceiling light with fan, power points, tiled floors.

OUTSIDE:

Door off kitchen leads to:

CAR PORT:

Block paved with two ceiling light points and power points, gate to rear of car port leads to rear garden.

GARAGE: 17'3" x 8'11" (5.26m x 2.71m)

Having up and over garage door, ceiling light point, double glazed window to side elevation, fitted wall cupboards and base units with round edge work surface, vented for tumble dryer, wall mounted gas combination central heating boiler, power points.

ENCLOSED REAR GARDEN:

Having paved patio area, fish pond, outside lights, power points, paved steps lead to mostly laid to lawn garden with mature borders, paved sun area, raised sitting area and trees.

FORE GARDEN:

Having block paved drive offering ample off road parking, mostly laid to lawn garden with mature borders and beds, fenced and hedged to sides, paved area which leads to entrance porch, garage to front and to wrought iron gates to covered car port leading to gate to rear giving access to rear garden.



While we endeavour to make our sales details accurate and reliable as possible, these particulars do not constitute any part of an offer or contract. Village Estates have not tested any apparatus or equipment and therefore can give no warranty as to condition or serviceability. All floor areas and dimensions are approximate and given for guidance purpose only.