



26 Highfield Road, Pelsall,
Walsall, WS3 4PE

£190,000

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Set in a popular Pelsall location, within easy reach of amenities, schools and transport links, this semi-detached house would make an ideal purchase for a first-time buyer or young family alike and internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy open-plan lounge/dining room with bay window to the front elevation, window to the rear elevation and archway into the well appointed kitchen area which features a range of wall/base units, integrated oven and induction hob, plumbing for a washing machine and dishwasher, door to under-stairs cupboard and access to rear lobby which has a door leading into the rear garden.

To the first floor there is a useful cupboard space accessed via the landing and there are three bedrooms - two doubles and a single - and the modern bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the low maintenance rear garden is laid predominantly to artificial lawn and there is a gravel driveway to the front of the property.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 22nd June 2024

Property Specification

Lounge Area - 3.97m (13') max x 3.44m (11'4") plus bay

Dining Area - 3.31m (10'10") x 2.60m (8'6")

Kitchen Area - 5.00m (16'5") max x 2.26m (7'5") max

Bedroom 1 - 3.44m (11'4") plus bay x 3.04m (10')

Bedroom 2 - 3.31m (10'10") x 2.64m (8'8")

Bedroom 3 - 2.31m (7'7") x 2.22m (7'3")

Bathroom - 1.82m (6') x 1.51m (5')

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

