



1 Leighs Road, Pelsall,
Walsall, WS4 1BX

£235,000

Pelsall

£235,000



Offered for sale with no onward chain, this attractive three-bedroom semi-detached house presents an excellent opportunity for families or professionals seeking a well-appointed home benefitting from superb local conveniences, nearby schools, and excellent public transport links.

The property is neatly presented and features a generously sized open plan lounge diner, providing a versatile space for entertaining and everyday living. A striking bay window to the front floods the room with natural light, while patio doors at the rear open directly onto the neatly maintained garden, ideal for relaxing or alfresco dining.

The kitchen is thoughtfully designed with fitted units, plumbing for a washing machine, and an electric cooker point. A side door offers both convenient access to the garden and further flexibility for day-to-day living.

Upstairs, there are three well-proportioned bedrooms. Two double bedrooms are each enhanced by the inclusion of fitted wardrobes, maximising storage and comfort. The third bedroom is a comfortable single, benefiting from built-in storage and making it adaptable as a child's room or study. The shower room features a walk-in shower cubicle, WC, and wash basin, ensuring both functionality and style.

Externally, the property boasts driveway parking to the front, providing ample off-road parking, and a lovingly maintained rear garden - the perfect outdoor retreat.

With its desirable setting amid local amenities and thoughtful layout, this home offers a comfortable and practical living environment ready for immediate occupation. Early viewing is highly recommended.





Property Specification

Hall

Lounge Area - 4.07m (13'4") x 3.36m (11')

Dining Area - 3.53m (11'7") x 3.50m (11'6")

Kitchen - 2.80m (9'2") x 2.40m (7'10") max

Garage - 4.76m (15'7") x 1.83m (6')

Bedroom 1 - 4.30m (14'1") max into bay x 3.36m (11') max

Bedroom 2 - 3.50m (11'6") x 3.50m (11'6") into wardrobes

Bedroom 3 - 2.27m (7'5") x 2.12m (6'11")

Shower Room - 2.38m (7'10") x 1.95m (6'5")

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: 1st August 2025

Viewer's Note:

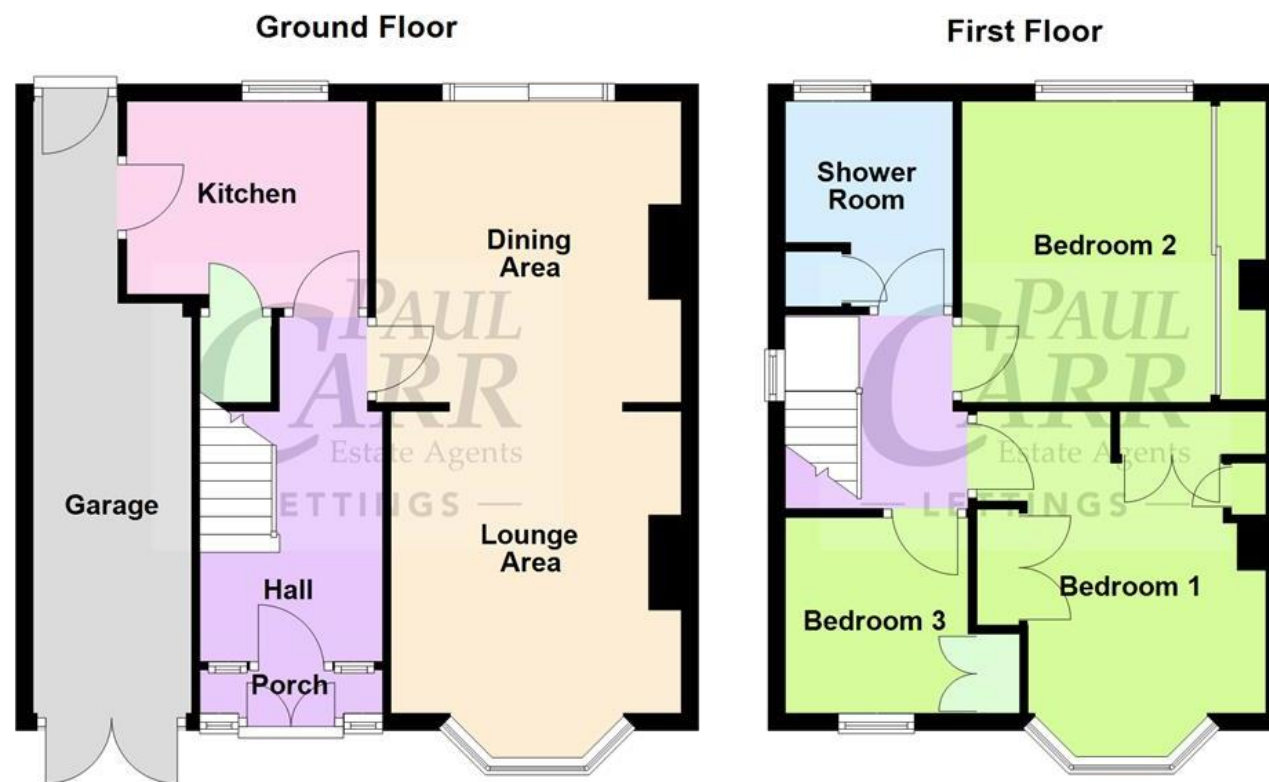
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

