



6 Hall Lane, Pelsall,  
Walsall, WS3 4JQ

**£310,000**



# Pelsall

## £310,000

3  1  2 

Set in a sought-after residential location, within easy reach of amenities, schools and transport links, this semi-detached house offers well-presented accommodation, ideally suited to being a superb family home with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy living room with bay window to the front elevation and separate dining room with door leading into the sunroom which overlooks the rear garden.

Completing the ground floor, there is the kitchen which features a range of fitted units, gas cooker point and door into the useful utility / storage room which further gives access to the garage with double doors and courtesy door to the front and door to the rear garden.

To the first floor there are three bedrooms - two generous doubles and a single - and the shower room with suite comprising WC, wash basin and shower cubicle with mains shower fitted.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs/bushes and there is driveway parking to the front of the property with access to the garage.







## Property Specification

Hall

Lounge - 3.93m (12'11") max into bay x 3.64m (11'11")

Dining Room - 3.63m (11'11") x 3.31m (10'10")

Conservatory - 3.11m (10'2") x 2.23m (7'4")

Kitchen - 2.60m (8'6") x 2.40m (7'11")

Utility/Storage - 3.95m (12'11") x 1.32m (4'4")

WC

Garage - 4.86m (15'11") x 2.95m (9'8")

Bedroom 1 - 4.18m (13'8") max into bay x 3.31m (10'10")

Bedroom 2 - 3.63m (11'11") x 3.31m (10'10")

Bedroom 3 - 2.40m (7'11") x 2.06m (6'9")

Shower Room - 2.40m (7'11") x 1.63m (5'4")

WC

### 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: 15th February 2025

### Viewer's Note:

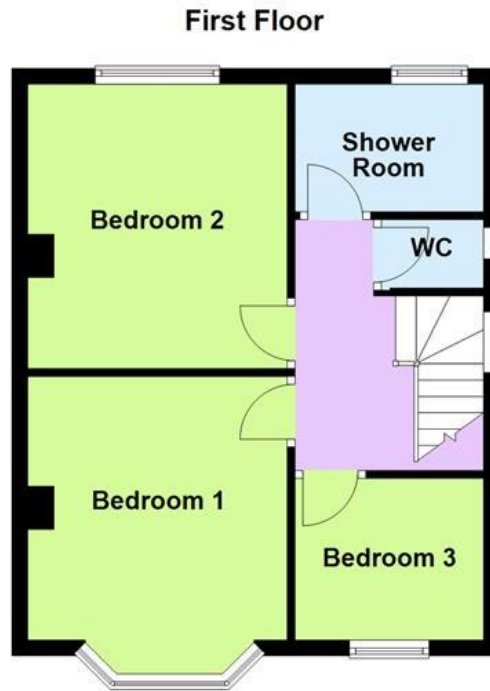
Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

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

