



Wood Common Grange, Pelsall  
Walsall, WS3 5EY

Offers in the Region Of £425,000



# Pelsall

## Offers in the Region Of £425,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this fabulous, detached house boasts beautifully presented accommodation - ideally suited to being a superb family home - and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to under-stairs storage cupboard, guest WC and study / office off, and door into the light and airy living room which has a square bay window to the front elevation and an attractive feature fireplace with gas fire inset. Completing the ground floor there is the stunning, open-plan kitchen / dining / family room which features a range of modern gloss-fronted wall and base units, stylish Corian worktops, integrated double oven and hob with extractor over, French windows into the conservatory and access to utility room which has a range of fitted units with plumbing / power for various appliances.

To the first-floor bedroom one is a good-sized double bedroom with fitted wardrobes and access to ensuite shower facilities and there are three further excellent bedrooms and the family bathroom with suite comprising WC, wash basin and attractive roll-top bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is a further lawned fore-garden with driveway parking giving access to the double garage via two up-and-over garage doors.







## Property Specification

FABULOUS DETACHED FAMILY HOME  
POPULAR RESIDENTIAL LOCATION  
BEAUTIFULLY PRESENTED INTERIORS  
LIGHT AND SPACIOUS LIVING ROOM  
STUNNING OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

### Hall

Lounge 4.88m (16') into bay x 4.34m (14'3")

Kitchen / Dining / Family Room 8.40m (27'7") x 2.68m (8'10")

Conservatory 2.90m (9'6") x 2.85m (9'4")

Utility 2.06m (6'9") x 1.72m (5'8")

Study 2.06m (6'9") x 1.94m (6'4")

### WC

Double Garage 5.40m (17'9") x 5.18m (17')

### Landing

Bedroom 1 3.51m (11'6") max into wardrobe x 3.40m (11'2")

En-suite 1.81m (5'11") x 1.57m (5'2")

Bedroom 2 3.45m (11'4") max into wardrobe x 3.40m (11'2")

Bedroom 3 3.91m (12'10") x 2.99m (9'10")

Bedroom 4 3.03m (9'11") x 2.60m (8'6") max into wardrobe

### Bathroom



### 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:

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage  
Council tax band: E  
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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

