



72 Old Town Lane, Pelsall,  
Walsall, WS3 4NJ

Offers in the Region Of £235,000



# Pelsall

## Offers in the Region Of £235,000

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Set within easy reach of nearby schools and amenities, this extended semi-detached house offers beautifully presented accommodation, with internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming hallway with stairs to first floor, light and airy lounge with square bay to the front elevation and door leading into the separate dining room which has access to the under-stairs storage cupboard and space for a good sized dining table. A feature arched doorway leads through into the beautifully appointed kitchen which has a range of wall/base units, integrated freezer, gas cooker point, plumbing for a dishwasher, "stable" door to the side lobby and access to the useful utility area with guest WC beyond.

To the first floor, bedroom one is a generous double bedroom with two windows to the front elevation and there are two further bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden features a range of trees/bushes with lawn and patio areas and access to a large garage/storage to the rear and there is driveway parking to the front of the property.





## Property Specification

Lounge -	3.95m (13') x 3.73m (12'3")
Dining Room -	4.34m (14'3") x 3.19m (10'6")
Kitchen -	4.43m (14'6") x 2.76m (9'1")
Utility -	3.40m (11'2") x 1.36m (4'5")
WC -	1.36m (4'5") x 0.84m (2'9")
Lobby -	3.91m (12'10") x 1.77m (5'9")
Bedroom 1 -	4.65m (15'3") max x 3.26m (10'8")
Bedroom 2 -	3.30m (10'10") x 1.95m (6'5")
Bedroom 3 -	2.60m (8'6") x 2.45m (8'1")
Bathroom -	1.78m (5'10") x 1.65m (5'5")
Detached Garage -	7.23m (23'9") x 3.52m (11'7")

### 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: 17th January 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

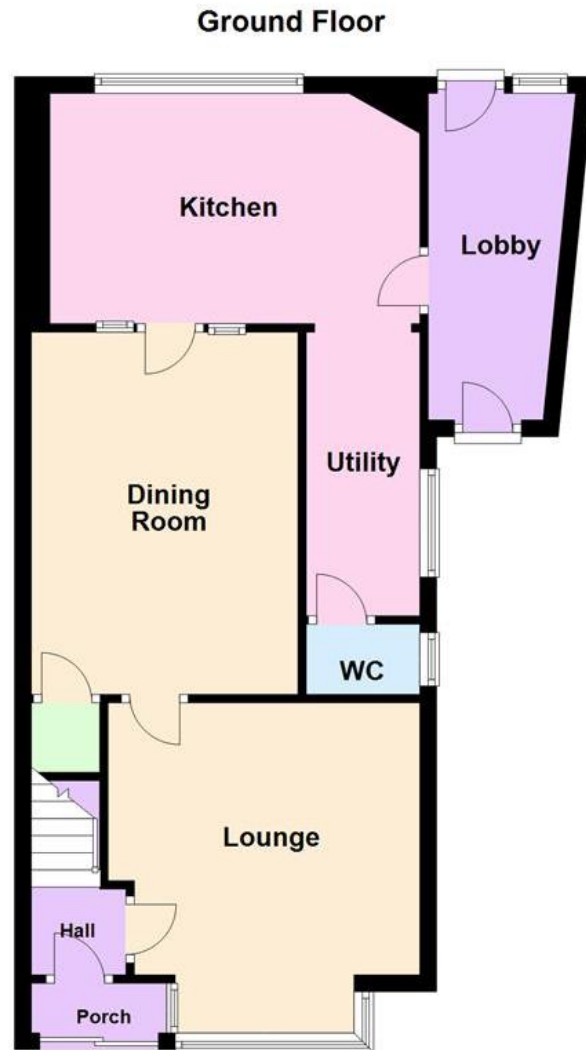
Council tax band: C

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

