



12 Spinney Close, Pelsall,
Walsall, WS3 4LB

Offers in Excess of £350,000

Pelsall

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Set in a popular Pelsall location, within easy reach of amenities, schools and transport links, this superb, link-detached property boasts well-proportioned and beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a light and airy, open-plan kitchen/dining room with the kitchen area featuring a range of gloss fronted wall/base units, breakfast kitchen and integrated double oven and hob and the dining room having double doors leading into the spacious living room which has large double glazed, double sliding doors opening into the rear garden. Completing the ground floor there is a separate sitting room/bedroom four with patio door to the rear, useful utility/guest WC and good-sized garage with power and lighting supplied.

To the first floor there are three excellent double bedrooms and the well-equipped bathroom with suite comprising WC, wash basin, bath and shower cubicle with electric shower fitted. There is potential to extend over the garage, increasing the first-floor space, subject to obtaining planning permissions.

Externally, the beautifully maintained rear garden is laid mainly to lawn with a selection of shrubs/bushes and a timber decked area. There is a further attractive garden area to the side of the property which could be used as parking for larger vehicles such as campervans or caravans and further driveway parking to the front with access to the garage.





Property Specification

Kitchen Area - 3.70m (12'2") x 2.50m (8'2")

Dining Area - 5.26m (17'3") x 3.28m (10'9")

Utility/WC - 1.68m (5'6") x 1.55m (5'1")

Lounge - 6.18m (20'3") x 3.20m (10'6")

Sitting Room - 4.67m (15'4") x 2.80m (9'2")

Bedroom 1 - 4.13m (13'6") x 3.19m (10'6") max
plus 0.14m (0'6") x 0.14m (0'6")

Bedroom 2 - 4.13m (13'6") x 2.89m (9'6")
plus 0.14m (0'6") x 0.14m (0'6")

Bedroom 3 - 4.33m (14'2") into wardrobe
x 2.47m (8'1") plus recess
plus 0.14m (0'6") x 0.14m (0'6")

Bathroom - 4.33m (14'2") x 1.40m (4'7") plus recess

Garage - 6.58m (21'7") max x 2.95m (9'8") max

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: 10th August 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

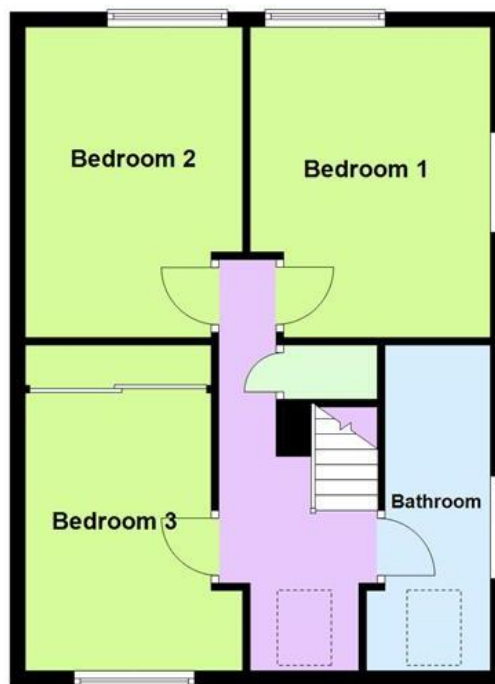
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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

