



92 Field Lane, Pelsall
Walsall, WS4 1DN

Offers in Excess of £280,000

Pelsall

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Set within easy reach of local schools, amenities & transport links, this superb, detached house would make an ideal family home and an internal viewing is highly recommended to fully appreciate the property on offer.

Being very well presented throughout, the accommodation includes welcoming entrance hallway with stairs to first floor & guest WC off, lounge with square bay to the front & archway into the dining room which has French doors opening into the rear garden and well-appointed kitchen with a range of wall & base units, integrated oven & hob with extractor over, access to under-stairs storage and doorway into the useful utility room.

To the first floor the main bedroom is a good sized double with an ensuite shower room and there are two further bedrooms, bedroom two also a double, and the family bathroom with suite comprising WC, wash basin and corner bath with shower over.

Externally the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is off road parking & a detached garage to the rear.





Property Specification

WC-	2.05m (6'9") x 1.01m (3'4")
Lounge-	4.23m (13'10") x 3.01m (9'11")
Dining Room-	2.92m (9'7") x 2.68m (8'10")
Kitchen-	4.78m (15'8") x 2.51m (8'3")
Utility-	3.12m (10'3") x 1.37m (4'6")
Bedroom 1-	3.01m (9'11") x 2.92m (9'7")
En-suite-	3.01m (9'11") x 1.23m (4'1")
Bedroom 2-	3.02m (9'11") x 2.88m (9'5")
Bedroom 3-	2.28m (7'6") x 2.07m (6'10")
Bathroom-	2.28m (7'6") x 2.14m (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: 6th October 2020

Viewer's Note:

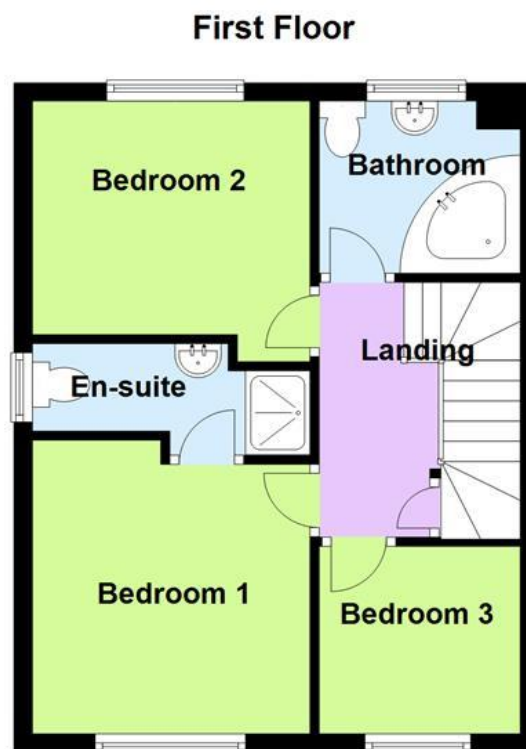
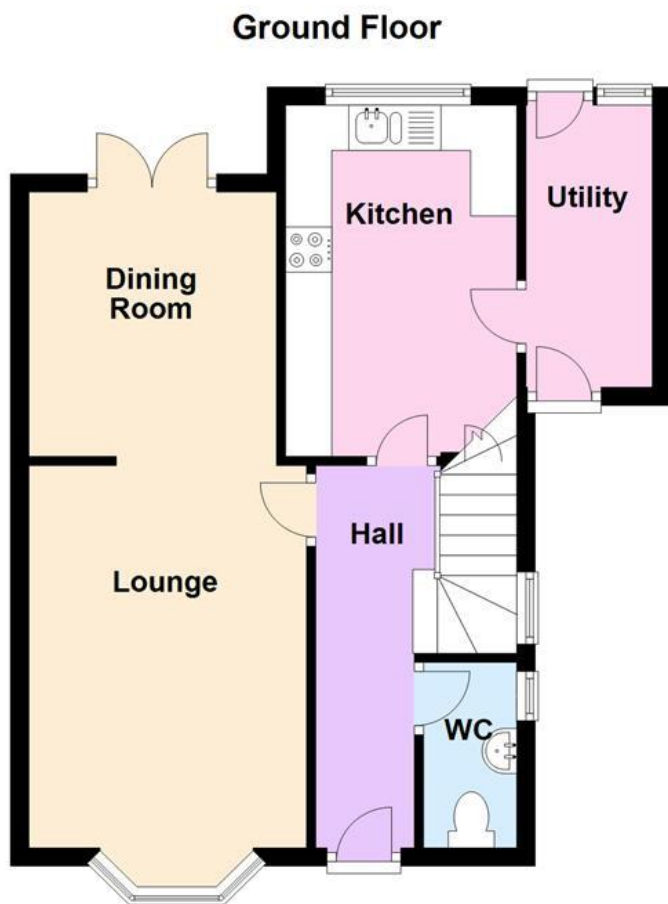
Services connected: Gas, Water, Electric & Drainage

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		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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

