



Wolverhampton Road, Pelsall  
Walsall, WS3 4AE

Offers in the Region Of £325,000



# Pelsall

## Offers in the Region Of £325,000

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Offered with the benefit of NO ONWARD CHAIN, this traditional detached family home has been thoughtfully extended in the past to comprise a very spacious abode of which early internal viewing is highly recommended! The gas centrally heated and PVCu double glazed accommodation briefly includes;- Enclosed Porch, Entrance Hall/Stairs, Two Reception Rooms, Breakfast Kitchen, Side Utility/WC, Three Good Sized Bedrooms, Bathroom/WC and Shower, Tandem Length 2 Car Garage, Block Paved Driveway, Mature and Unoverlooked Rear Garden. This home has wonderful potential for modernisation

Nestled on Wolverhampton Road in the charming village of Pelsall, Walsall, this delightful detached house presents an excellent opportunity for families seeking a spacious and traditional home. Spanning an impressive 1,269 square feet, the property is offered with the benefit of no onward chain, allowing for a smooth transition into your new abode.

Upon entering, you are greeted by an enclosed porch that leads into a welcoming entrance hall. The ground floor boasts two generous reception rooms, perfect for both relaxation and entertaining. The breakfast kitchen is thoughtfully designed, providing ample space for family meals, while a convenient side utility room with a WC adds to the practicality of the home.

The first floor features three good-sized bedrooms, ensuring plenty of room for family members or guests. The bathroom is well-appointed, complete with a shower, catering to all your daily needs.

Outside, the property is complemented by a tandem length garage that can accommodate two cars, along with a block-paved driveway for additional parking. The mature rear garden is a true highlight, offering a private and unoverlooked space for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

This traditional family home has been thoughtfully extended, providing a perfect blend of space and comfort. With gas central heating and PVCu double glazing throughout, it promises warmth and efficiency. This property is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make it your own. The internal accommodation may be more fully detailed as follows;- (all measurements approximate)





## Property Specification

Entrance Porch

Reception Hallway

Dining Room 11' 11" x 10' 11" (3.63m x 3.32m)

Lounge 20' 0" x 10' 9" (6.09m x 3.27m)

Kitchen 17' 0" x 7' 6" (5.18m x 2.28m)

Verandah 22' 11" x 5' 2" (6.98m x 1.57m)

First Floor Landing

Bedroom One 12' 1" x 10' 11" (3.68m x 3.32m)

Bedroom Two 10' 11" x 11' 11" (3.32m x 3.63m)

Bedroom Three 6' 6" x 6' 6" (1.98m x 1.98m)

Family Bathroom

Garage 31' 3" x 9' 2" (9.52m x 2.79m)

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

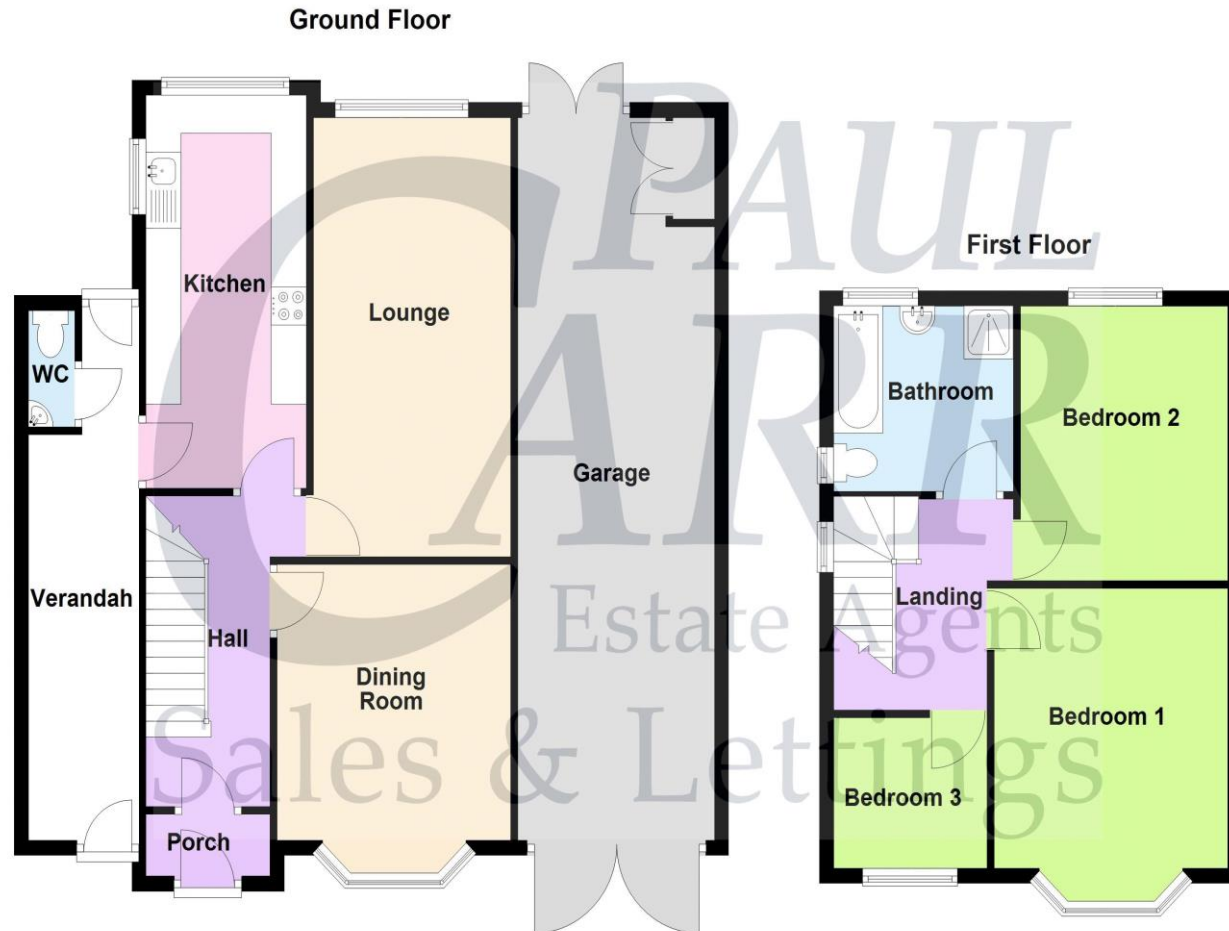
### Viewer's Note:

Services connected: all  
Council tax band: D  
Tenure: Freehold



# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

