



Pelsall Lane, Rushall
Walsall, WS4 1NF

£185,000

3  1  1 

Set in a popular location, within easy reach of amenities, schools and transport links and with a pleasant outlook to the rear, this neatly presented semi-detached house would make an ideal purchase for a first-time buyer or young family alike and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals an entrance hallway with stairs to first floor, lounge with feature fireplace, bay window to the front elevation and door leading through into the well appointed kitchen / diner which features a range of wall and base units, integrated fridge, oven and hob with extractor over, plumbing for a dishwasher, space for a dining table, French windows to the rear and access to the rear lobby which has a door to the rear garden and access to a useful utility room.

To the first floor there are three bedrooms - two doubles and a good sized single - and the bathroom with suite comprising WC, wash basin and bath.

Externally, the good-sized rear garden is laid mainly to lawn with and there is off-road parking available to the front of the property.





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: 16th September 2023

Property Specification

Hall

Lounge

4.01m (13'2") max x 3.88m (12'9") max into bay

Kitchen/Diner

5.07m (16'8") max x 3.40m (11'2") max

Utility Area

1.76m (5'9") x 1.30m (4'3")

Landing

Bedroom 1

3.86m (12'8") max into bay x 3.21m (10'6")

Bedroom 2

3.40m (11'2") x 2.53m (8'3")

Bedroom 3

2.51m (8'3") x 2.36m (7'9")

Bathroom

1.76m (5'9") x 1.63m (5'4")

Viewer's Note:

Services connected:

Council tax band:

Tenure:

All mains services connected.

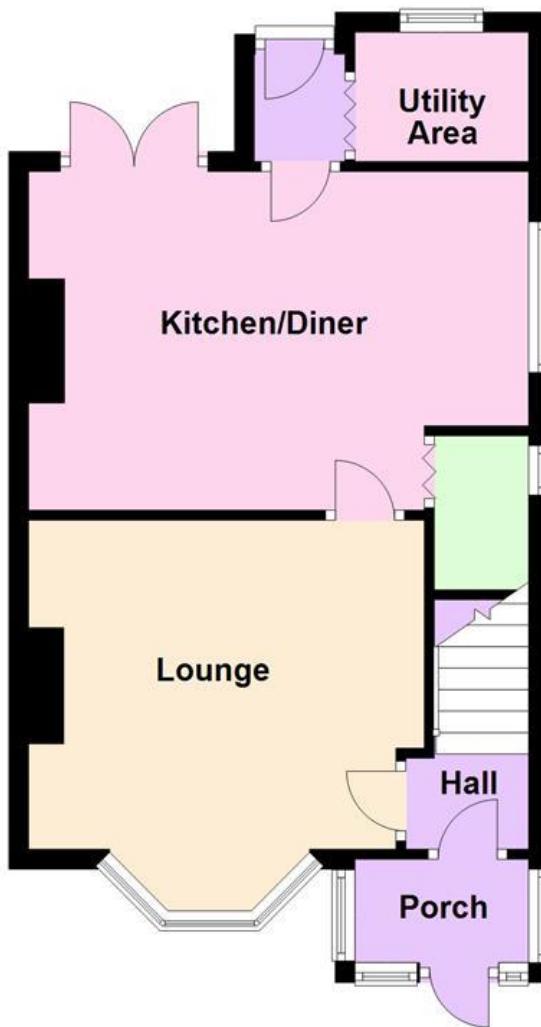
B

Freehold

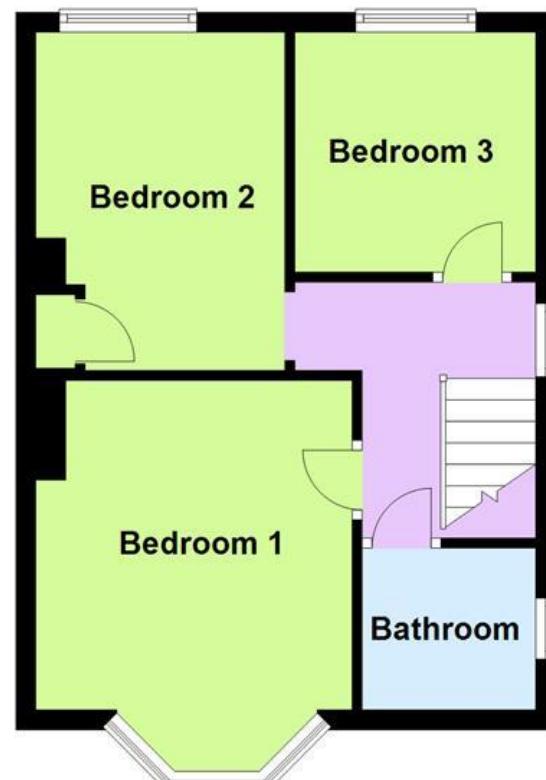
Floor Plan

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	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Map Location

