



Pelsall Lane, Rushall
Walsall, WS4 1NE

Offers Over £190,000

Rushall

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this extended semi-detached house offers well-proportioned accommodation with excellent scope for modernisation / improvement and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals an entrance hallway with stairs to the first floor and access to under-stairs storage, front reception room with bay window to the front elevation, rear reception with fireplace housing a gas fire and having large window to the rear elevation and spacious L-shaped kitchen / utility room which features a range of wall / base units, space for a range cooker, plumbing for a washing machine and door into the rear garden. Completing the ground floor, the garage is converted to a useful study / sitting room / potential bedroom with a shower room off.

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

Externally, the large rear garden is laid predominantly to lawn with a patio area and there is driveway parking to the front of the property.





Property Specification

WELL PROPORTIONED SEMI-DETACHED HOUSE
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY
EXCELLENT SCOPE FOR MODERNISATION / IMPROVEMENT
TWO GOOD SIZED RECEPTION ROOMS
L-SHAPED KITCHEN / UTILITY AREA

Hall

Front Reception Room 4.30m (14'1") into bay x 3.45m (11'4")

Rear Reception Room 6.03m (19'9") max x 3.10m (10'2")

Kitchen Area 4.50m (14'9") x 2.40m (7'10")

Utility Area 2.70m (8'10") x 2.17m (7'1")

Study / Sitting Room / Potential Bedroom 5.45m (17'11") x 2.17m (7'1")

Shower Room 2.17m (7'1") x 1.95m (6'5")

Landing

Bedroom 1 4.64m (15'3") into bay x 3.10m (10'2")

Bedroom 2 3.78m (12'5") x 3.10m (10'2")

Bedroom 3 2.64m (8'8") x 2.40m (7'10")

Bathroom 2.74m (9') x 2.40m (7'10")

Agent's Note:

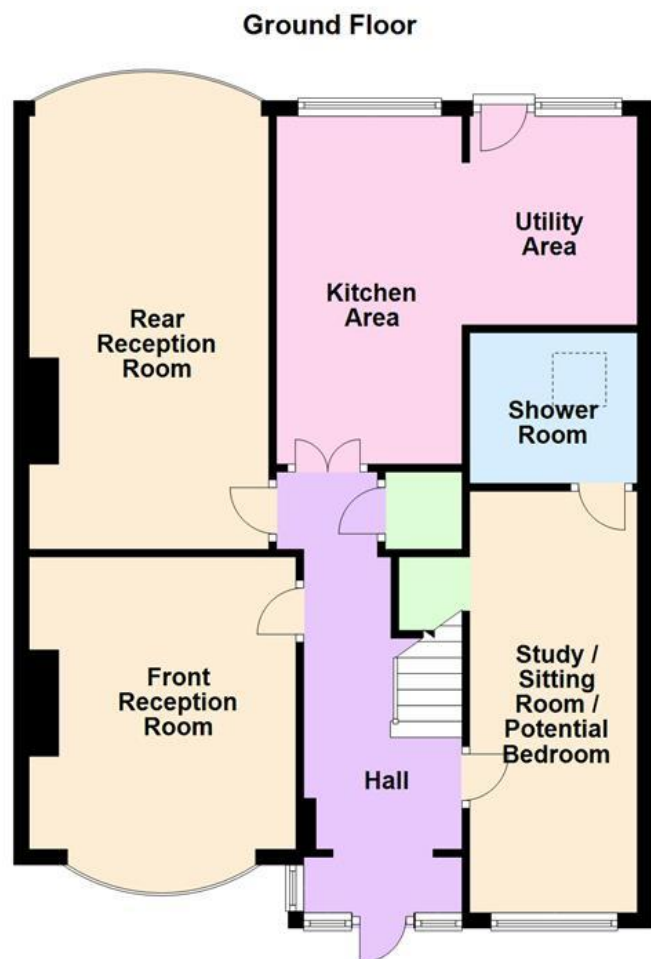
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 11th May 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: B
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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

