



10 Oaklands Way, Pelsall,
Walsall, WS3 4BG

Offers in the Region Of £385,000

Pelsall

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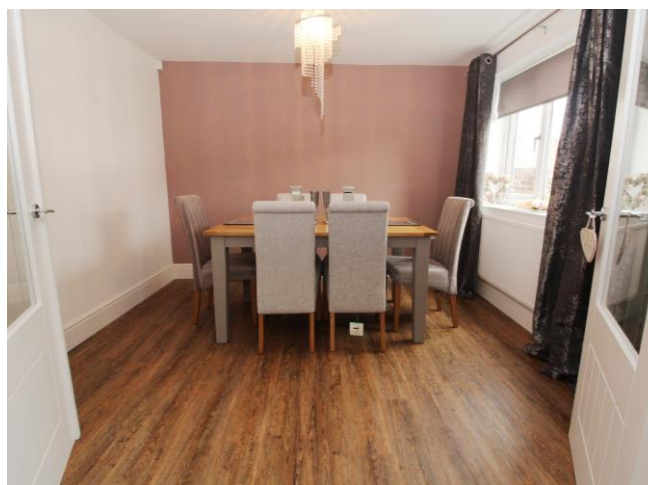
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Set in a prime Cul-de-Sac location, this impressive, recently built detached property is ideally situated to take advantage of the nearby amenities & schools of Pelsall and has been finished to a high standard throughout, boasting immaculate, contemporary interiors and must be viewed to fully appreciate the property on offer.

The accommodation includes welcoming entrance hallway with stairs to first floor & guest WC off, spacious lounge with French doors into the garden, separate dining room and stunning breakfast kitchen with a range of wall & base units, central island with breakfast bar & induction hob with extractor, further integrated appliances including fridge, two ovens, microwave oven & dishwasher, French doors to the rear and access to the useful garage/utility area.

To the first floor there are four double bedrooms, two of which have ensuite shower rooms, and the luxury family bathroom with white suite comprising WC, wash basin with contemporary vanity drawer unit and bath with TV unit built into the wall.

Externally, the low maintenance rear garden has lawn, paved & graveled areas and there is a block paved driveway to the front of the property providing off road parking for multiple vehicles.





Property Specification

Lounge -	4.36m (14'4") x 4.26m (14')
Dining Room -	3.24m (10'8") x 3.12m (10'3")
Kitchen/Breakfast Room -	5.02m (16'6") x 4.35m (14'3")
Garage/Utility Room -	5.19m (17') x 2.76m (9'1")
Bedroom 1 -	4.35m (14'3") x 3.87m (12'8") max
Ensuite -	2.71m (8'11") max x 2.13m (7') max
Bedroom 2 -	4.38m (14'4") x 3.14m (10'4")
Ensuite -	2.56m (8'5") x 1.19m (3'11")
Bedroom 3 -	3.23m (10'7") x 2.79m (9'2")
Bedroom 4 -	3.04m (10') x 2.90m (9'6")
Bathroom -	2.57m (8'5") x 1.71m (5'7")

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: 17th October 2020

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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		91
(81-91) B	84	
(69-80) C		
(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

