



19 White Hollies, Pelsall,
Walsall, WS3 5EU

Offers in the Region Of £349,000

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Set in a popular Cul-de-Sac location within easy access of schools, amenities and transport links, this modern, detached property offers spacious & versatile accommodation, ideally suited to a growing family, and is immaculately presented throughout.

The accommodation includes welcoming entrance hallway with stairs to first floor and access to guest WC, spacious lounge with attractive feature fireplace housing a gas fire, bay window to the front and double doors leading into the open-plan dining room/conservatory which overlooks the rear garden.

Completing the ground floor there is the stunning, recently refitted breakfast kitchen with a range of contemporary dark grey, gloss fronted units, space for a range cooker with extractor over, plumbing for a washing machine and French doors into the rear garden.

To the first floor, the main bedroom comprises a generous double with fitted wardrobes and an ensuite shower room and there are four further bedrooms and the family bathroom with suite comprising WC, wash basin and bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs/bushes and there is off road parking to the front of the property giving access to the garage. Viewing is highly recommended to fully appreciate all this superb property has to offer.





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: 2nd December 2020

Property Specification

WC -	1.69m (5'7") x 1.16m (3'10")
Lounge -	4.78m (15'8") max x 3.44m (11'3")
Dining Room -	3.21m (10'6") x 2.84m (9'4")
Kitchen -	5.41m (17'9") x 3.21m (10'6")
Conservatory -	3.05m (10') x 2.46m (8'1")
Bedroom 1 -	3.82m (12'6") max x 3.40m (11'2")
Ensuite -	2.42m (7'11") x 1.44m (4'9") max
Bedroom 2 -	3.40m (11'2") x 3.00m (9'10")
Bedroom 3 -	4.39m (14'5") max x 2.64m (8'8")
Bedroom 4 -	3.39m (11'1") x 2.08m (6'10")
Bedroom 5 -	2.11m (6'11") x 2.11m (6'11")
Bathroom -	2.11m (6'11") x 1.66m (5'5")
Garage -	5.00m (16'5") x 2.63m (8'7")

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

New
Instruction
Awaiting
E.P.C.

Map Location

