



81 Leighs Road, Pelsall,  
Walsall, WS4 1BZ

£269,950

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Set in a popular residential location within easy reach of amenities, schools and transport links, this neatly presented 3/4-bedroom semi-detached property offers extended accommodation and viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with window to the front elevation and open-plan kitchen / dining room which features a range of wall / base units, integrated fridge, gas cooker point and patio doors leading into the verandah which offers a covered seating area to overlook the rear garden. Completing the ground floor there is a spacious bedroom / playroom, useful utility area and ground floor shower room.

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

Externally, the neatly maintained rear garden has a range of shrubs / plants / bushes with paved and gravelled areas and there is a low maintenance tarmac frontage with potential for off-road parking (subject to a dropped kerb).





### 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: 28th September 2022

### Property Specification

Lounge -	4.36m (14'4") x 3.39m (11'1")
Kitchen/Diner -	6.28m (20'7") x 2.76m (9'1")
Store -	1.36m (4'6") x 1.24m (4'1")
Utility Room -	2.29m (7'6") x 1.24m (4'1")
Shower Room -	2.40m (7'10") x 1.24m (4'1")
Bedroom/Playroom -	4.31m (14'2") x 4.24m (13'11")
Bedroom 1 -	3.54m (11'7") x 3.39m (11'1") plus 0.16m (0'6") x 0.16m (0'6")
Bedroom 2 -	3.54m (11'7") x 2.76m (9'1")
Bedroom 3 -	2.63m (8'8") x 2.38m (7'10")
Bathroom -	2.63m (8'8") x 1.39m (4'7")

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

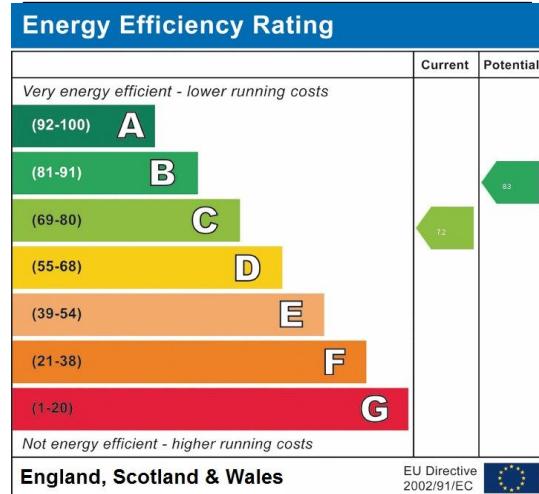
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

