



Clockmill Road
Pelsall

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom semi-detached house situated in popular residential area of Pelsall, and offered with NO ONWARD CHAIN.

The property briefly comprises: porch, hallway, spacious open plan lounge-diner, new fitted kitchen, conservatory, side passage and outside store, landing, two double bedrooms and a new fitted bathroom.

Other benefits include UPVC double glazing and gas central heating provided by a new fitted Worcester boiler.

Externally, there is a courtyard garden to the front with on street parking, as well as a private rear garden with patio, lawn, storage and Wendy house.

The property is well placed to take advantage of a wide range of amenities in both Walsall and Cannock town centres, both being approximately four miles away, with local facilities also available on Pelsall High Street. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock, Bloxwich & Walsall.

RECEPTION HALL:

UPVC entrance door, laminate floor, ceiling light point, stairs to first floor and door to the lounge.

LOUNGE-DINER:

10' 6" x 19' 4" (3.21m x 5.90m)

Feature fireplace, laminate flooring, ceiling light points, radiators, window to the front, patio door to the conservatory and door to the kitchen.

NEW FITTED KITCHEN:

2.77m (9' ") x 6.20m (20' 4")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, new electric oven and 4 ring hob with extractor hood, wall tiling, vinyl flooring, ceiling lights, space and plumbing for washing machine and fridge freezer, pantry cupboard, door the side passage leading to the garden and front.

CONSERVATORY:

7' 3" x 9' 0" (2.20m x 2.75m)

Pitched poly-carbonate roof with UPVC frame set on a brick base, ceiling light and fan, tiled flooring, French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the family bathroom.

BEDROOM ONE:

16' 1" x 9' 6" (4.90m x 2.90m)

Built in wardrobe, feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

11' 11" x 9' 6" (3.62m x 2.90m)

Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM:

New fitted white suite comprising: bath with shower over and contemporary screen, pedestal wash hand basin, low level W/C, heated towel rail, wall tiling, tiled flooring, ceiling spot lights and window to rear.





VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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