

# SKITTS

ESTATE AGENTS



Larks Mill, Pelsall  
Walsall, WS3 4QX

**Offers in the Region Of £395,000**

01922 478 104

**We Value Your Home**



**Location** The property is located at the periphery of Pelsall Village, with its variety of local shops and amenities. The property is also well served by public transport services and schooling for all ages. Junction 10 of the M6 Motorway is also easily accessible,

**Description:** A superb modern four bedroom detached property located in a well regarded development within easy reach of Pelsall Village centre. Standing alone on a desirable corner plot position with block paved driveway affording off road parking for several vehicles, the spacious living accommodation will appeal to the family buyer and internal viewing via the agents is strongly recommended. Offered for sale with no upward chain and having the benefit of gas radiator central heating and uPVC double glazed windows the property briefly comprises of

**uPVC Double Glazed Porch:** with 'Karndean' flooring, double glazed door leading to;

**Through Reception Hall:** with 'Karndean' flooring and having radiator and cover, stairs leading to the first floor level, door to the kitchen, study, dining room, lounge and to;

**Fully Tiled Downstairs W.C.:** having low flush W.C., vanity wash hand basin, radiator, uPVC double glazed window to the front

**Lounge:** 18' 7" into bay x 11' 10" (5.67m x 3.61m) with 'Karndean' flooring and having a feature fireplace with marble effect back and hearth and complimentary coal effect gas fire, coved ceiling, wall light points, dado rail, two radiators and covers, double doors leading to

**Sitting Room:** 11' 3" x 10' 6" (3.42m x 3.19m) having radiator and cover, wall light points, dado rail, coved ceiling, uPVC double glazed French style doors leading to;

**uPVC Double Glazed Conservatory:** having overhead light and fan, uPVC double glazed French style doors leading to the rear garden

**Study:** 7' 7" x 7' 1" (2.31m x 2.16m) having radiator, coved ceiling, uPVC double glazed window to the rear

**Fitted Breakfast Kitchen:** 18' 6" x 9' 7" max (5.63m x 2.91m) with 'Karndean' flooring and having an extensive range of matching fitted wall and base cupboard units, central feature island and Granite work tops, inset white single drainer sink unit and mixer tap, built in electric fan assisted oven, inset five ring gas hob and extractor fan above, integrated refrigerator and freezer, dishwasher and washing machine, radiator, uPVC double glazed window and door to the rear elevation, door to

**Dining Room:** 14' 3" x 7' 5" (4.35m x 2.26m) having radiator, uPVC double glazed window to the side, double glazed door to the side entry, hatch to roof space, door leading to a walk in storage cupboard

**Covered Side Entry:** having double glazed doors to the front and rear elevations



## On The First Floor

**Landing:** having radiator and cover, uPVC double glazed window to the side, airing cupboard with hot water cylinder, doors off to;

**Master Bedroom:** 12' 10" x 11' 11" (3.9m x 3.63m) having built in wardrobes, radiator and cover, two uPVC double glazed windows to the front, coved ceiling, dado rail, door to;

**En suite Shower Room:** having a walk in shower, vanity wash hand basin, low flush W.C., chrome effect heated towel rail, uPVC double glazed window to the front, electric shaver point, wall light point

**Bedroom Two:** 13' 5" max x 9' 5" max (4.10m x 2.86m) having radiator, built in wardrobe, uPVC double glazed window to the rear

**Bedroom Three:** 11' 8" x 8' 8" (3.56m x 2.63m) having radiator, uPVC double glazed window to the rear

**Bedroom Four:** 9' 8" x 8' 4" (2.95m x 2.53m) having radiator, uPVC double glazed window to the front

**Bathroom:** 8' 6" x 6' 9" (2.60m x 2.06m) having a white suite comprising panelled bath with hot and cold mixer tap and shower over with screen, vanity wash hand basin, low flush W.C., chrome effect heated towel rail, uPVC double glazed window to the rear, electric shaver point

**Garage** 16' 2" x 8' 2" (4.92m x 2.50m) with up and over door to the front

**Outside** Mature rear garden with southerly rear aspect and enjoying a high degree of privacy. There is a lawn, established trees, flowers and shrubs, paved patio, brick built and timber garden stores, cold water tap and side access to the front elevation.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

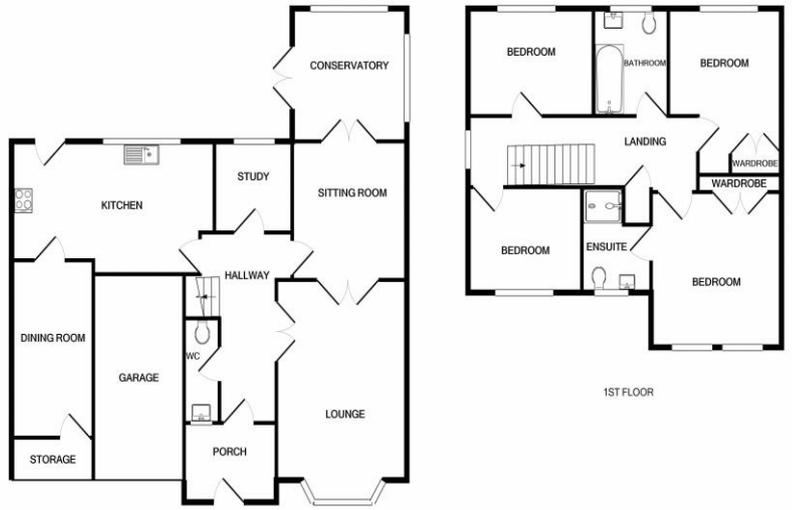
**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.



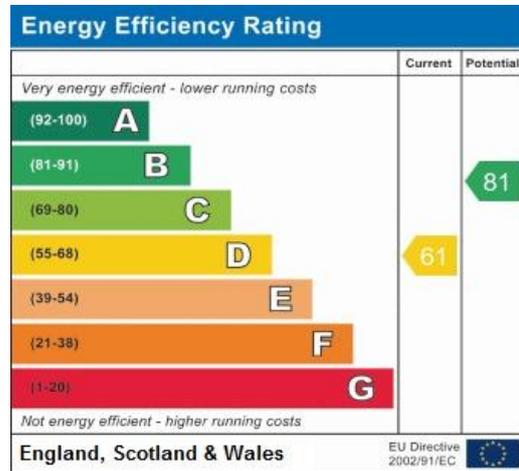


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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