



**235, Wolverhampton Road, Pelsall  
Walsall, WS3 4AW**

**Offers Over £295,000**

**\*\* THREE BEDROOMS \*\* TRADITIONAL SEMI DETACHED HOME \*\*  
IDEAL LOCATION \*\* WELL PRESENTED AND MODERN FINISH \*\*  
FRONT DRIVEWAY \*\* GENEROUS LIVING SPACE \*\* GARAGE WITH  
ELECTRIC SHUTTER DOOR \*\***

This well-presented three-bedroom semi-detached property is offered in good condition throughout and is ideally located on Wolverhampton Road, Pelsall, close to a range of local amenities, shops and schools.

The ground floor benefits from three spacious reception rooms, offering flexible living and dining space suitable for families or those working from home. The kitchen provides a practical layout and good storage space. Upstairs, the property boasts three good-sized bedrooms, with fitted wardrobes in all, along with a family bathroom.

Externally, the home features a front driveway providing off-road parking, and to the rear there is a stunning, private garden with electric sockets, lights and water.

#### **Entrance Hallway**

**Lounge 12' 2" x 11' 6" (3.71m x 3.50m)**

**Dining Room 12' 3" x 11' 7" (3.74m x 3.52m)**

**Garden Room 7' 5" x 22' 6" (2.25m x 6.85m)**

**Kitchen 11' 5" x 8' 8" (3.48m x 2.64m)**

#### **First Floor Landing**

#### **Bathroom**

**Bedroom One 11' 6" x 12' 4" (3.50m x 3.75m)**

**Bedroom Two 10' 6" x 9' 8" (3.21m x 2.94m)**

**Bedroom Three 6' 6" x 6' 10" (1.97m x 2.09m)**

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





**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.

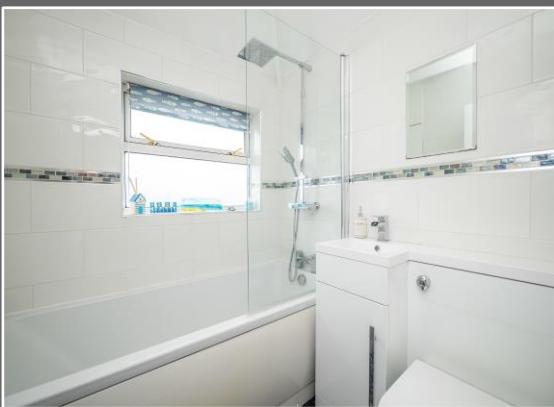
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





Total Area: 117.9 m<sup>2</sup> ... 1269 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	
	WWW.EPC4U.COM	

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