



Pelsall Road, Brownhills
Walsall, WS8 7DL

£320,000

Brownhills

£320,000



Paul Carr Estate Agents are pleased to offer for sale this well-presented extended home situated close to local shops, schools and transport links including A5 and M6 toll road.

The property has been much improved by the current owners and briefly comprises: entrance hall with wood effect floor, composite front door and stairway to the first floor with storage beneath. The cosy lounge has a bay window to the front and a feature fireplace with decorative tiling. To the rear of the property is an extended lounge/dining room with open aspect to fitted kitchen and sliding patio door. The kitchen area has been re-fitted with modern units with oak work tops, wood effect flooring and decorative tiling. There is also a useful utility room and w.c. On the first floor are three bedrooms - two with fitted wardrobes and a modern re-fitted shower room with white suite and shower enclosure.

The property is set behind a large driveway providing parking for several cars. The rear garden is a good size with a well stocked shrub border and is laid mainly to lawn.

There is a detached four car garage with twin electric roller shutter doors, alarm and security camera installed. There is also a personal door to the rear garden.





Property Specification

STUNNING EXTENDED SEMI DETACHED HOME
THREE BEDROOMS
LOUNGE
REAR LOUNGE/ DINING ROOM
FITTED KITCHEN WITH OPEN PLAN ASPECT

Entrance Hall

Lounge 13' 3" x 10' 9" (4.04m x 3.28m)

Extended Dining Room 20' 2" x 10' 8" (6.15m x 3.25m)

Kitchen 13' 5" x 5' 7" (4.09m x 1.70m)

Lean Too/Utility Area 10' 5" x 6' 1" (3.17m x 1.85m)

Guest WC

First Floor Landing

Bedroom One 13' 9" x 10' 9" (4.19m x 3.28m)

Bedroom Two 10' 9" x 10' 9" (3.28m x 3.28m)

Bedroom Three 6' 8" x 5' 8" (2.03m x 1.73m)

Shower Room

Double Garage 26' 0" x 36' 0" (7.92m x 10.96m)

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: 26th January 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage.
HOMEOWNER OWNED SOLAR PANELS ON ROOF
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

