



Badgers Close, Pelsall



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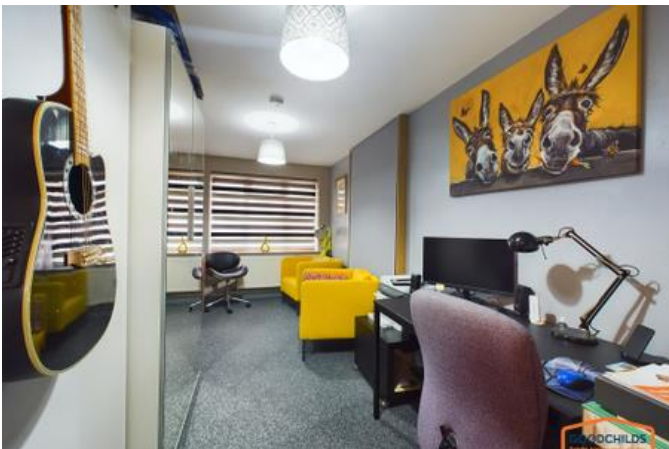
£420,000



Key Features

- Popular location
- Large detached family home
- Four bedrooms
- Family bathroom, downstairs shower room and ensuite.
- Very well presented throughout
- Large extended kitchen
- EPC rating C
- Freehold





****BEAUTIFULLY PRESENTED FAMILY HOME****

Located in the popular Pelsall area - sought after for its lovely village centre, eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. Pelsall is popular with both commuters and families alike.

The property briefly consists of: Large driveway, hallway, lounge, dining room, garden room, fully fitted kitchen, shower room, utility, further reception room currently being used as a study, storage garage and low maintenance rear garden. On the first floor is four bedrooms with the master bedroom having ensuite and a family bathroom.

The property benefits from gas central heating, UPVC double glazed windows and 3.36kw of solar panels array.

Tenure: Freehold

EPC: C

Council tax band: E

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Having a large concrete imprinted driveway for up to 4 vehicles and offers access to the storage garage and side gate to the rear garden. The front of the property also benefits from electric vehicle charging point, alarm and security camera.

Hallway 1.94m x 4.33m

Welcoming hallway having Amtico flooring and offering access to the lounge, extended kitchen and staircase to the first floor.

Lounge 3.68m x 5.79m

Beautifully presented lounge with wooden flooring, living flame gas fire, bay window allowing in plenty of light and double doors leading into the dining room.

Dining room 3.01m x 3.02m

Having wooden flooring, positioned between the Lounge and garden room, the perfect space for entertaining.

Garden room 3.21m x 3.59m

Having a guardian roof and underfloor heating. Offering views of the rear garden, the perfect space to relax in.





Kitchen 7.39m x 3.12m

Beautiful extended fully fitted kitchen with Amtico flooring and having integrated fridge, freezer, dishwasher, oven and benefiting from plenty of cupboard space, a boiling tap, Velux windows and electric blinds.

Utility 2.29m x 2.19m

Located off the kitchen having Amtico flooring, a Belfast sink, plumbing for a washing machine and space for an additional appliance. The utility room gives access to the storage garage and out into the rear garden.

Shower room 1.88m x 2.06m

Fully tiled shower room located off the kitchen having corner shower cubicle with mains shower, basin vanity unit and w.c. and benefits from an automatic light.

Reception room 2.47m x 5.36m

A garage conversion has created this space, currently being used as an office but large enough to have previously been used as a bedroom/sitting room. Also benefits from electric roller blind.



Bedroom one 3.78m x 4.04m

Large master bedroom having plenty of built in cupboard and wardrobe space ensuite shower room.

Ensuite 1.54m x 1.71m

Fully tiled ensuite having corner shower cubicle with mains shower, basin and w.c.

Bedroom two 2.87m x 3.16m

Double bedroom positioned at the rear of the property offering views of the rear aspect.

Bedroom three 2.90m x 2.29m

Positioned at the rear of the property offering views of the rear aspect.

Bedroom four 1.98m x 2.26m

Single bedroom located on the front of the property.

Family bathroom 2.10m x 1.72m

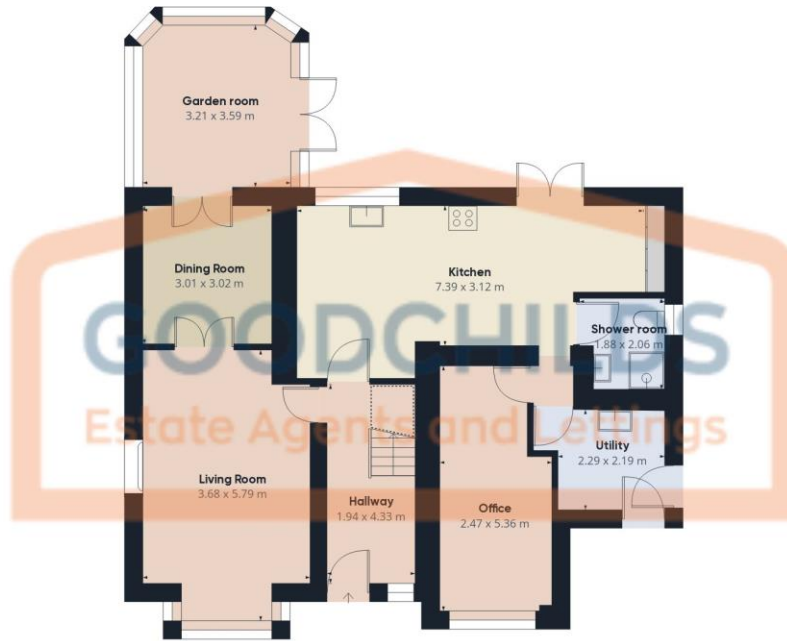
Fully tiled bathroom with mains shower over bath, basin and w.c.

Rear garden

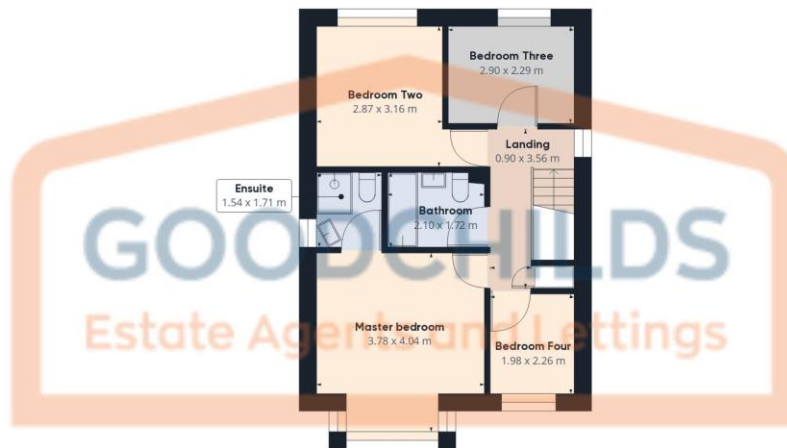
Low maintenance landscaped garden with large patio and decking area.







Ground floor



Floor 1

Approximate total area⁽¹⁾

145.05 m²

Reduced headroom

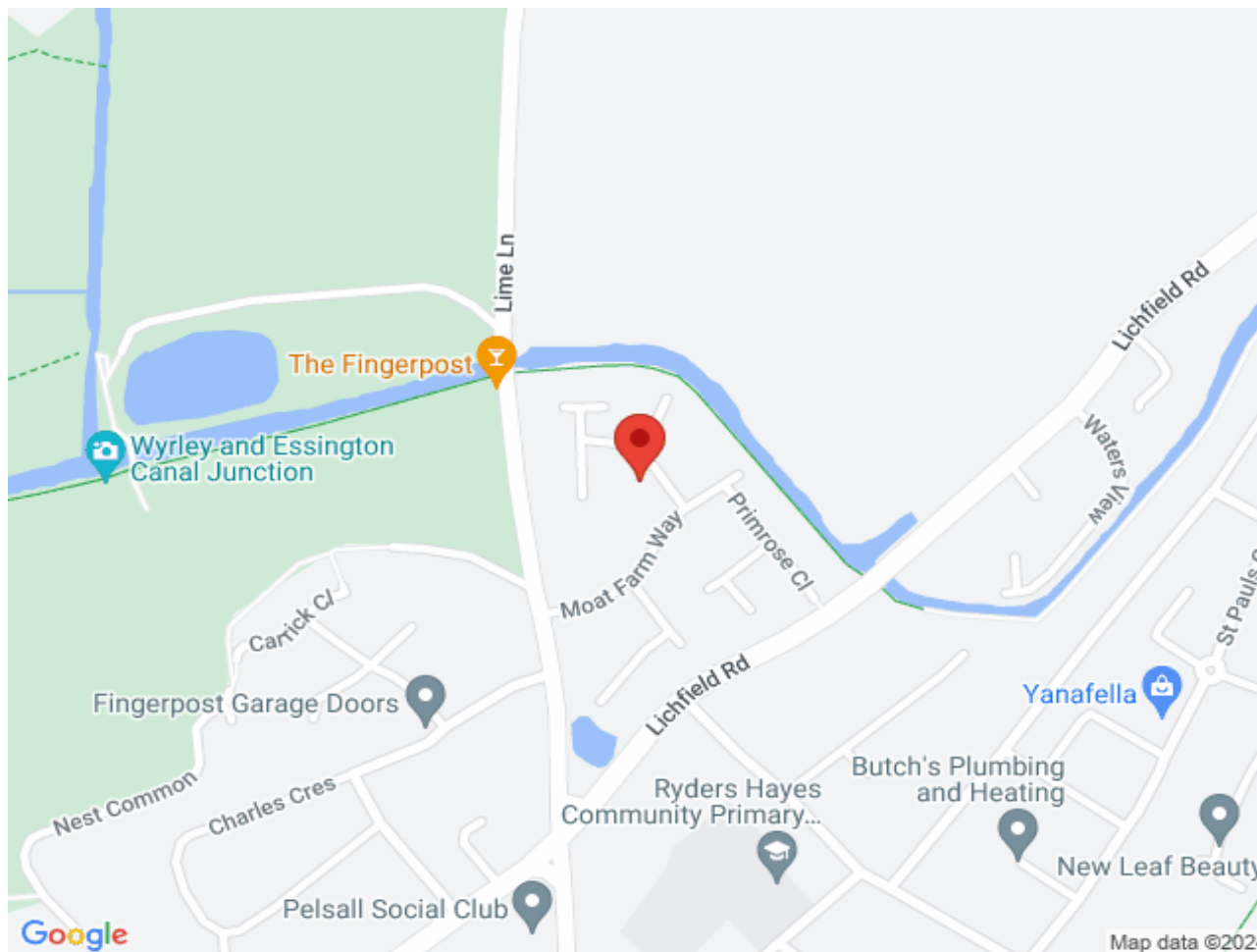
1.38 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

