



Walsall Road, Pelsall



Offers in excess of £199,995



Key Features

- Popular location
- Semi detached property
- Three bedrooms
- Modern kitchen
- Dining Room
- Family bathroom
- EPC rating D
- Freehold





****THREE BED SEMI DETACHED FAMILY HOME**

Located in the popular Pelsall area - sought after for it's 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, entrance and hallway, lounge, dining room, kitchen and rear garden. On the first floor is three bedrooms and a family bathroom.

Tenure: Freehold

EPC: D

Council tax band: B

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 gravel driveway offering parking for several vehicles and gated side access to the rear garden.

Lounge 3.77m x 3.50m (12'5" x 11'6")

Positioned at the front of the property having a bay window allowing in plenty of natural light.

Dining Room 3.01m x 3.65m (9'11" x 12'0")

Located off the kitchen have beautiful feature non-functioning fireplace.

Kitchen 1.91m x 3.72m (6'4" x 12'2")

Modern fitted kitchen having matching wall and base high gloss units and benefitting from integrated oven, hob and extractor.







Bedroom One 3.75m x 3.51m (12'4" x 11'6")

Large double bedroom positioned at the front of the property.

Bedroom Two 3.05m x 3.72m (10'0" x 12'2")

Double bedroom positioned at the rear of the property offering views of the rear garden and fields.

Bedroom Three 2.97m x 2.23m (9'8" x 7'4")

Single bedroom positioned at the rear of the property offering views of the rear garden and fields.

Bathroom 1.27m x 2.76m (4'2" x 9'1")

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

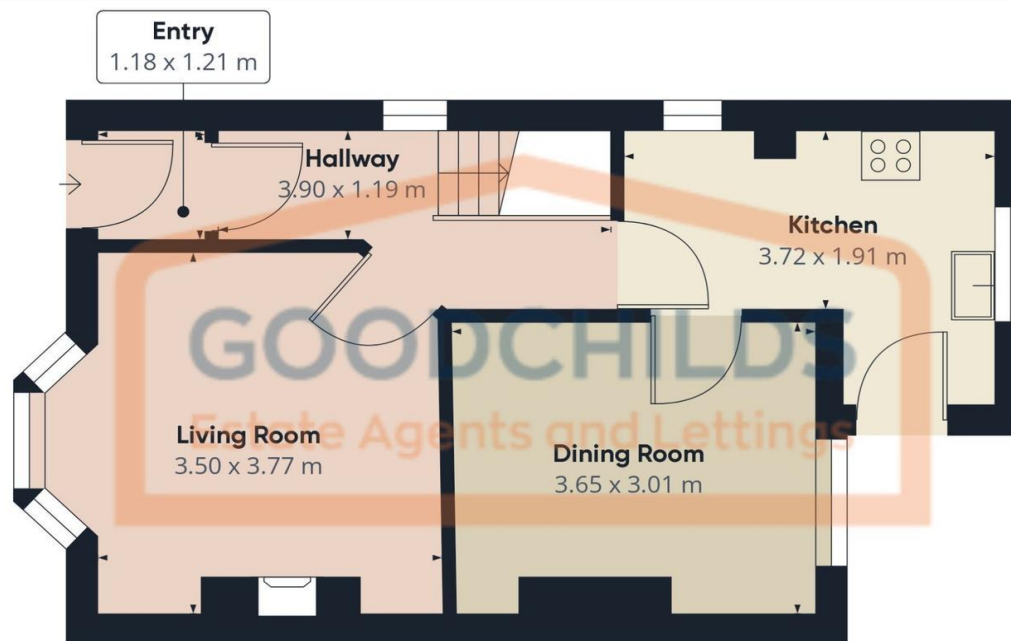
Rear Garden

Low maintenance enclosed rear garden having decking, lawn area and planters. At the rear of the garden is fields.

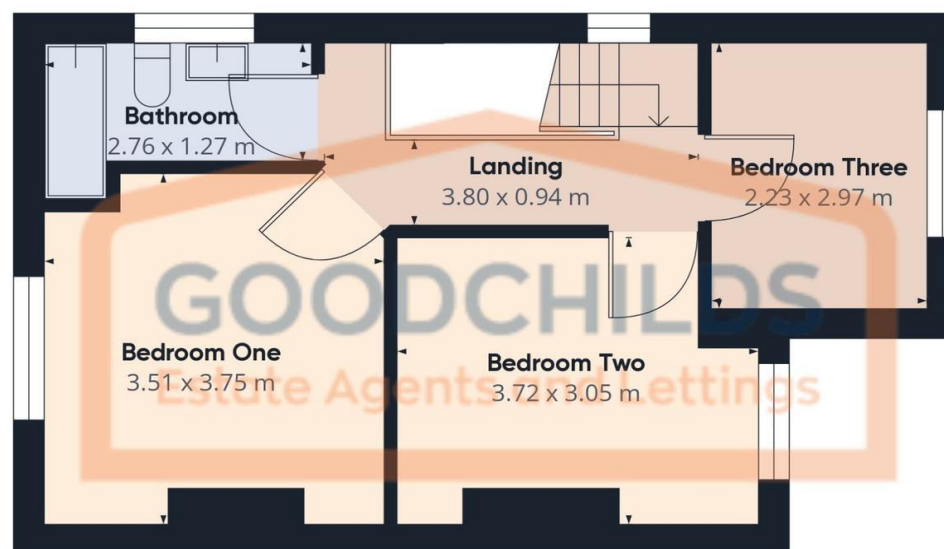








Ground floor



Floor 1

Approximate total area⁽¹⁾

78.64 m²

(1) Excluding balconies and terraces

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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

