



Chapel Street, Pelsall



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Offers in excess of £219,995



## Key Features

- Popular location
- Traditional detached home
- Two bedrooms
- Converted attic
- Large reception room
- Private enclosed garden
- EPC rating E
- Freehold





**\*\*TWO BED DETACHED TRADITIONAL 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 toll. Pelsall is popular with both commuters and families alike.

The property briefly consists of: Driveway, lounge, kitchen, shower room, two double bedrooms, a further attic room and a rear enclosed garden.

Tenure: Freehold

EPC: E

Council tax band: C

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

Traditional detached property offering ample off-road parking and side gate access to the rear garden.

#### Lounge 3.59m x 8.45m (11'10" x 27'8")

Large open plan lounge having window at the front and rear of the room allowing in plenty of natural light.

#### Kitchen 1.6m x 4.04m (5'2" x 13'4")

Having matching wall and base units, space for a cooker and washing machine and a door into the rear garden.

#### Shower room 2.26m x 2.33m (7'5" x 7'7")

Positioned downstairs having an enclosed shower cubicle with mains rainfall shower, basin and w.c.

#### Bedroom one 2.78m x 4.66m (9'1" x 15'4")

Double bedroom positioned at the front of the property with large window allowing in plenty of natural light.

#### Bedroom two 3.38m x 3.62m (11'1" x 11'11")

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

#### Attic room 3.22m x 5.19m (10'7" x 17'0")

Currently being used as a bedroom having exposed beams and two windows allowing in plenty of natural light.

#### Rear garden

Private enclosed rear garden having small lawn area, and two patio areas. There is also a gate giving access to the front of the property.















Ground floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

88.19 m<sup>2</sup>

Reduced headroom

3.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

