



Highcroft, Pelsall



2



1



1

OIRO £295,000



Key Features

- Quiet cul-de-sac location
- Semi detached bungalow
- Beautifully presented throughout
- Two bedrooms
- Large lounge
- Fully fitted kitchen
- EPC rating D
- Freehold





****BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW**** Located in Pelsall, with its surrounding countryside and canals, ideal for outdoor and nature lovers. The Pelsall area has a traditional village centre with eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 toll. It is a hit with both commuters and families alike.

The property has been renovated to a high standard and briefly consists of: driveway, entrance hallway, lounge, kitchen, two bedrooms, shower room, garage and landscaped rear garden and benefits from gas central heating and new double glazing.

Tenure: Freehold

EPC: D

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Located in a quiet cul-de-sac, having gravelled front garden, and driveway offering off road parking which leads to the detached garage in the rear garden.

Entrance hallway 1.74m x 2.69m (5'8" x 8'10")

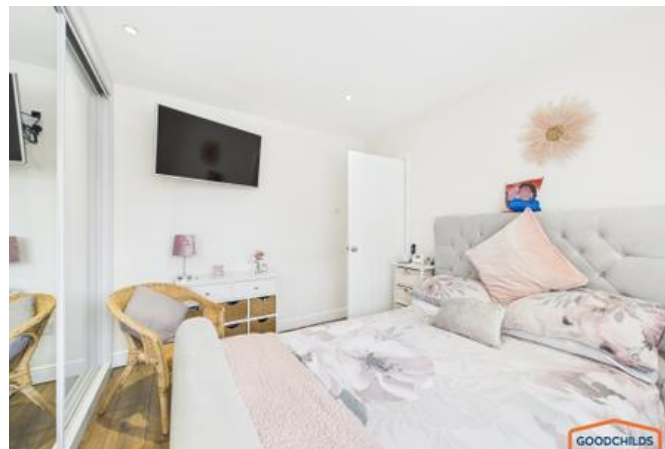
Welcoming hallway leading to the shower room, two bedrooms and lounge.

Lounge 4.9m x 3.32m (16'1" x 10'11")

Large lounge having french doors allowing in plenty of natural light and leading out into the rear .

Kitchen 2.24m x 2.72m (7'4" x 8'11")

Fully fitted Kitchen having matching wall and base units and integrated appliances.



Bedroom one 3.46m x 2.82m (11'5" x 9'4")

Double bedroom located at the front of the property having bow window allowing in plenty of natural light. The bedroom benefits from large built in wardrobes.

Bedroom two 1.94m x 2.73m (6'5" x 9'0")

Located at the front of the property and benefiting from built in wardrobes.

Shower room 1.61m x 2.25m (5'4" x 7'5")

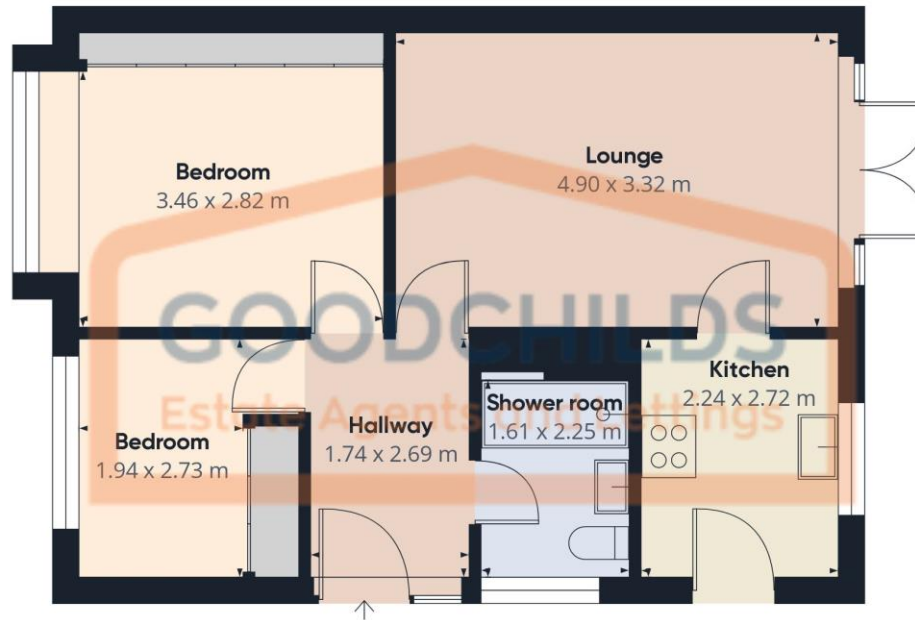
Fully tiled shower room having large walk in shower with mains rainfall shower and a built in vanity basin and w.c.

Rear garden

Beautiful landscaped garden having several patio/decking areas and low maintenance lawn area. At the rear of the property is a decked area over looking the canal, the perfect spot for relaxing.







Ground floor Building 1



Ground floor Building 2

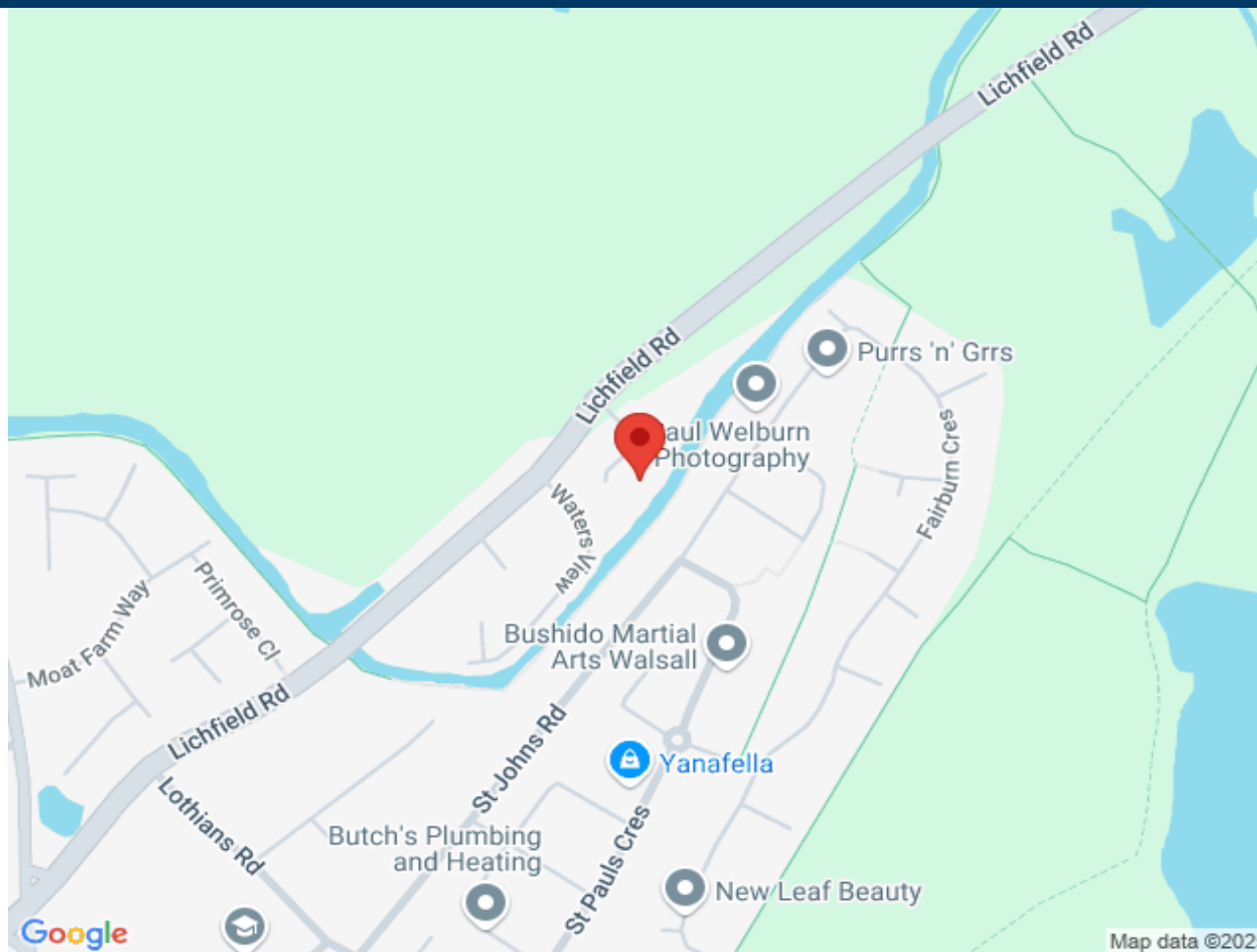
Approximate total area⁽¹⁾
62.63 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

