



Pasture View, Pelsall



4



2



2

£499,995



Key Features

- Four-bedroom detached property
- Highly sought-after location
- Excellent public transport links
- Cosy fireplace and wood floors
- Stunning kitchen
- Granite countertops
- EPC rating C
- Freehold





Presenting a stunning four-bedroom detached property, impeccably maintained and exhibiting an immaculate condition. This property is listed for sale and is nestled in a highly sought-after location. With nearby schools, local amenities, green spaces, and excellent public transport links, the location is truly ideal.

The property boasts a front reception room, separate in design, featuring a cosy fireplace with log burner and beautiful hard wood floors. The house has been thoughtfully designed with an open-plan concept in mind, allowing for a free-flowing and spacious atmosphere.



The kitchen is the heart of the home, complete with an island, an adjacent utility room, and stunning granite countertops. The kitchen also features an abundance of natural light, providing a bright and airy feel. The open-plan layout incorporates a dining space, living space and a breakfast area, perfect for family meals or entertaining guests.

Of the four well-appointed bedrooms, the master bedroom comes with built-in wardrobes and a modern en-suite bathroom for added convenience. The second and third bedrooms also feature built-in wardrobes, providing ample storage space. The main bathroom is a haven of relaxation with a luxurious Jacuzzi bath, offering the perfect place to unwind after a long day.

One of the unique features of this property is the converted garage, now serving as a playroom - a fantastic space for children or could be utilised as a home office. A guest WC and underfloor heating to the rear of the property enhance the comfort and

appeal of this home. The front storage area is secured with a roller shutter, and a large solid wooden canopy graces the front door of the property.

The outdoor space is equally impressive with a garden that offers a BBQ area, a dedicated hot tub area, and a children's play area, making it perfect for outdoor entertaining and family fun. Additionally, the property boasts a driveway, ensuring ample space for vehicles.

This property is a real gem, combining a perfect blend of style, comfort, and convenience. We invite you to come and explore the charm and quality of this beautiful home.

Please note - The following items will be excluded from the sale and will be available to purchase for an additional fee:

Blinds, Curtains, Light fittings, Hot Tub, Pizza oven, Garden grill, Fridge/freezer and TV projector







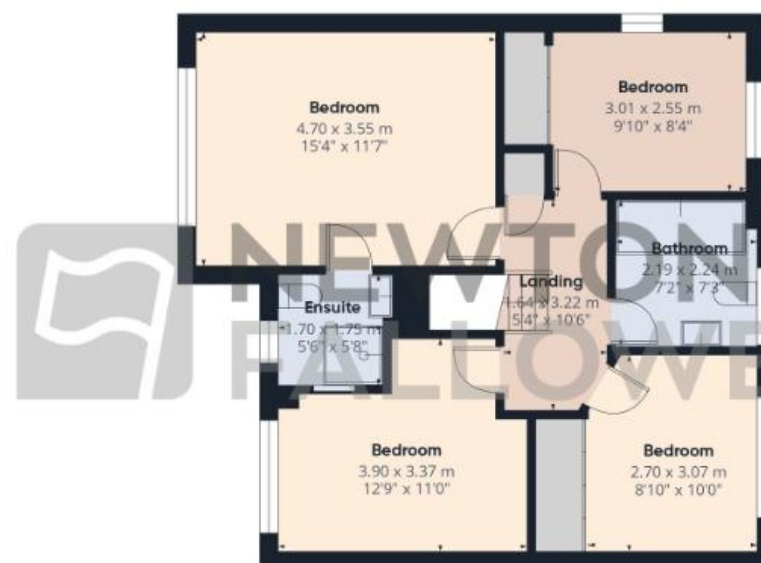


Floor 0

Approximate total area⁽¹⁾

146.9 m²

1581 ft²



(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		