



Fairburn Crescent, Pelsall



4



2



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Offers in excess of £410,000



## Key Features

- Popular location
- Well presented large family home
- Two reception rooms
- Four bedrooms
- Family bathroom and ensuite
- Garage and large driveway
- EPC rating D
- Freehold





**\*\*VERY WELL PRESENTED DETACHED FAMILY HOME\*\*** 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 tollway. It is a hit with both commuters and families alike.

This large detached property is ideal for families and consists of; large driveway and garage, porch entrance, hallway, two reception rooms, kitchen and conservatory. On the first floor there are four bedrooms with master having ensuite and a family bathroom.

Tenure: Freehold

EPC: D

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.

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 £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.









### Frontage

Having a lawn area and large imprinted concrete driveway offering off road parking for 3 vehicles. There is a gate either side of the property giving access to the rear garden.

### Reception room 3.52m x 3.18m (11'6" x 10'5")

Located on the front of the property having two windows allowing in plenty of natural light.

### Living Room 4.07m x 4.2m (13'5" x 13'10")

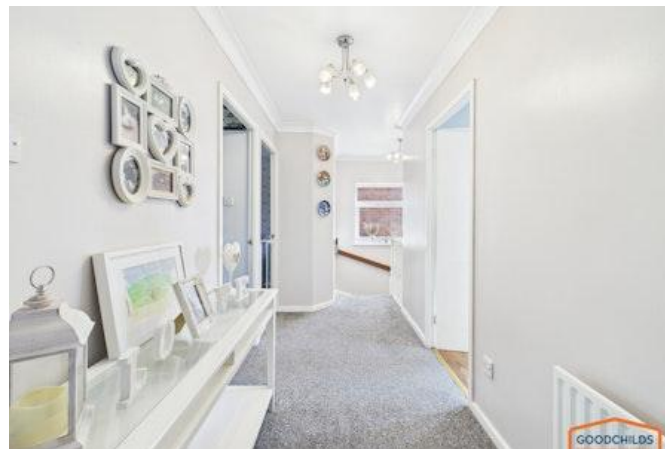
Large lounge located at the rear of the property having French doors out into the rear garden.

### Kitchen 3.82m x 3.13m (12'6" x 10'4")

Having matching wall and base units with contrasting worktops and tiled splash backs.

### Conservatory 3.78m x 3.55m (12'5" x 11'7")

Accessed via the Kitchen, having French doors out into the rear garden, the perfect space to relax in.



### Bedroom One 3.66m x 4.96m (12'0" x 16'4")

Large master bedroom having 3 windows letting in lots of natural light and benefitting from built in wardrobes and ensuite.

### Ensuite 2.29m x 1.56m (7'6" x 5'1")

Located off the master bedroom with large walk in shower cubicle with main shower, basin and w.c.

### Bedroom Two 3.25m x 2.49m (10'8" x 8'2")

Double bedroom with built in wardrobes and window offering views of the rear aspect.

### Bedroom Three 3.22m x 2.17m (10'7" x 7'1")

Located at the rear of the property with window offering views if the rear aspect.

### Bedroom Four 2.79m x 2.68m (9'2" x 8'10")

Located at the rear of the property benefiting from built in wardrobes.

### Family bathroom 2.32m x 1.72m (7'7" x 5'7")

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

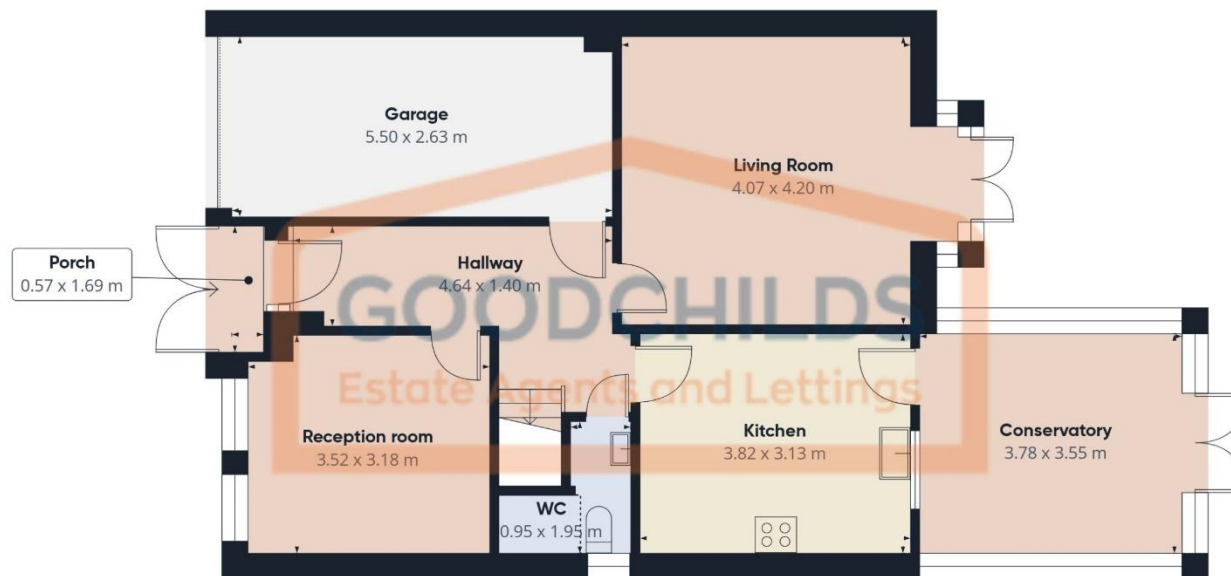
### Rear Garden

Beautiful landscaped private rear garden with large patio area, lawn area and mature shrubs and plants.

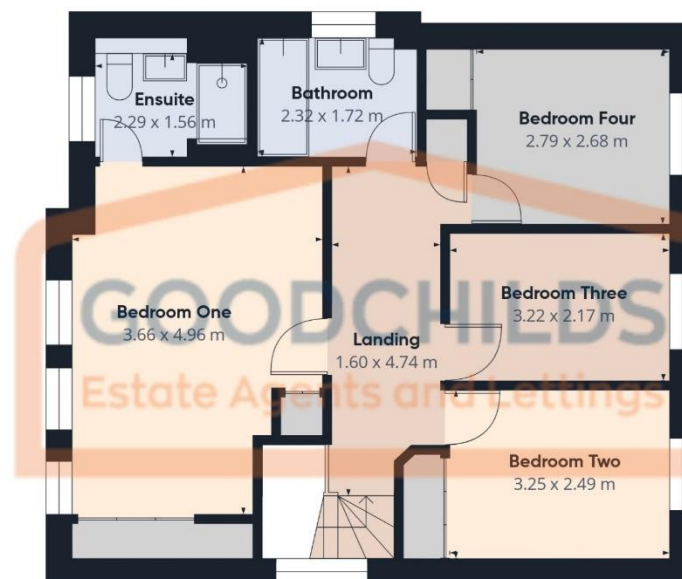








Ground floor



Floor 1



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

142 m<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

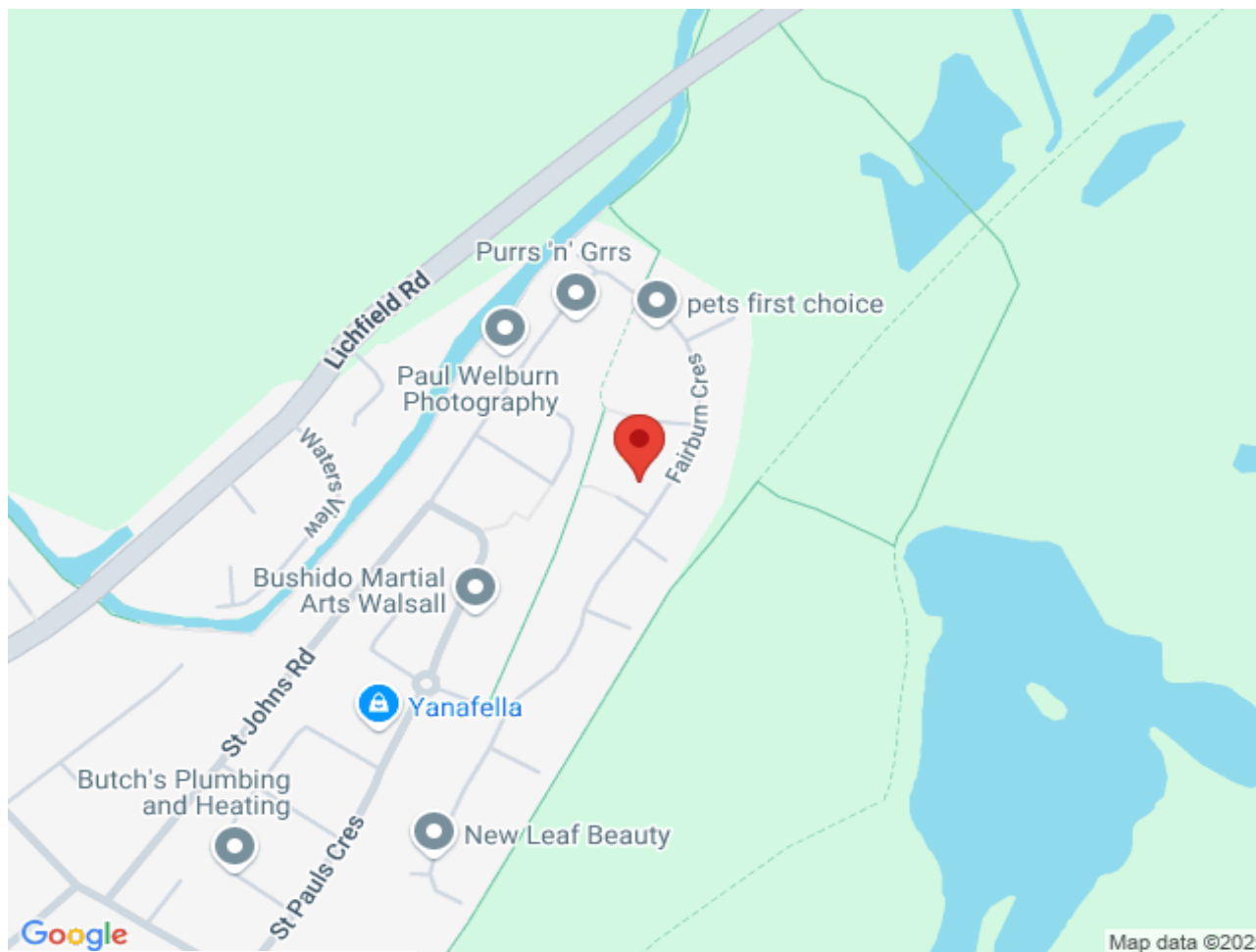
..... Below 1.5 m

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 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.

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

