



Hall Lane, Pelsall



Offers in excess of £335,000



Key Features

- Popular location
- Three bed detached bungalow
- Lovely family home
- Driveway and garage
- Generous size plot
- Large enclosed rear garden
- EPC rating E
- Freehold





****THREE BED 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.

This lovely detached family home is a 1955 self build having the same owner since and briefly comprises; driveway and garage, porch entrance, hallway, lounge, second reception room and kitchen, separate utility, two bedrooms and shower room. To the first floor is a third bedroom and large storage room which could easily be converted to a single bedroom or study. The property benefits from a large enclosed rear garden and gas central heating and double glazing throughout.

Tenure: Freehold

EPC: E

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

Detached bungalow positioned on a generous plot with mature garden and block paved driveway leading to the garage.

Lounge

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

Kitchen/Diner

Large open space with fitted kitchen having matching wall and base units and area for dining table and further sitting area, the perfect space for entertaining.

Utility

Separate utility area having additional units and space for several appliances. The garage is accessed from the utility.

Bedroom One

Double bedroom at the front of the property benefitting from built in wardrobes.

Bedroom Two

Located at the rear of the property having built in wardrobes and window offering views of the rear garden.

Shower Room

Fully tiled shower room having large walk in cubicle with electric shower, basin and w.c.

Bedroom Three

Double bedroom located on the first floor with built in storage.

Rear Garden

Large enclosed rear garden having patio area and lawn with lots of mature shrubs etc.

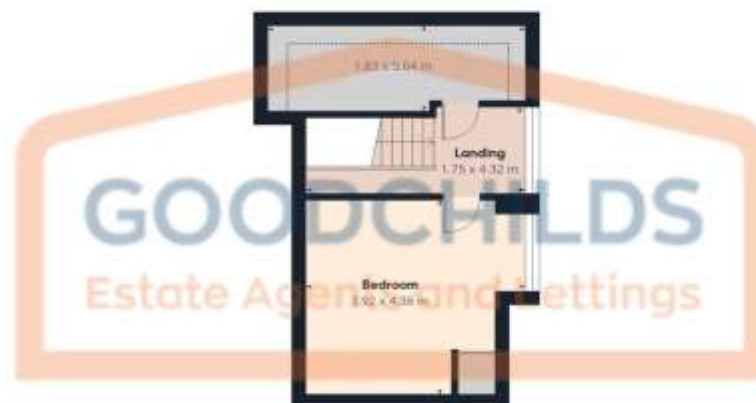








Ground floor



Floor 1



Approximate total area⁽¹⁾

129.3 m²

Reduced headroom

4.3 m²

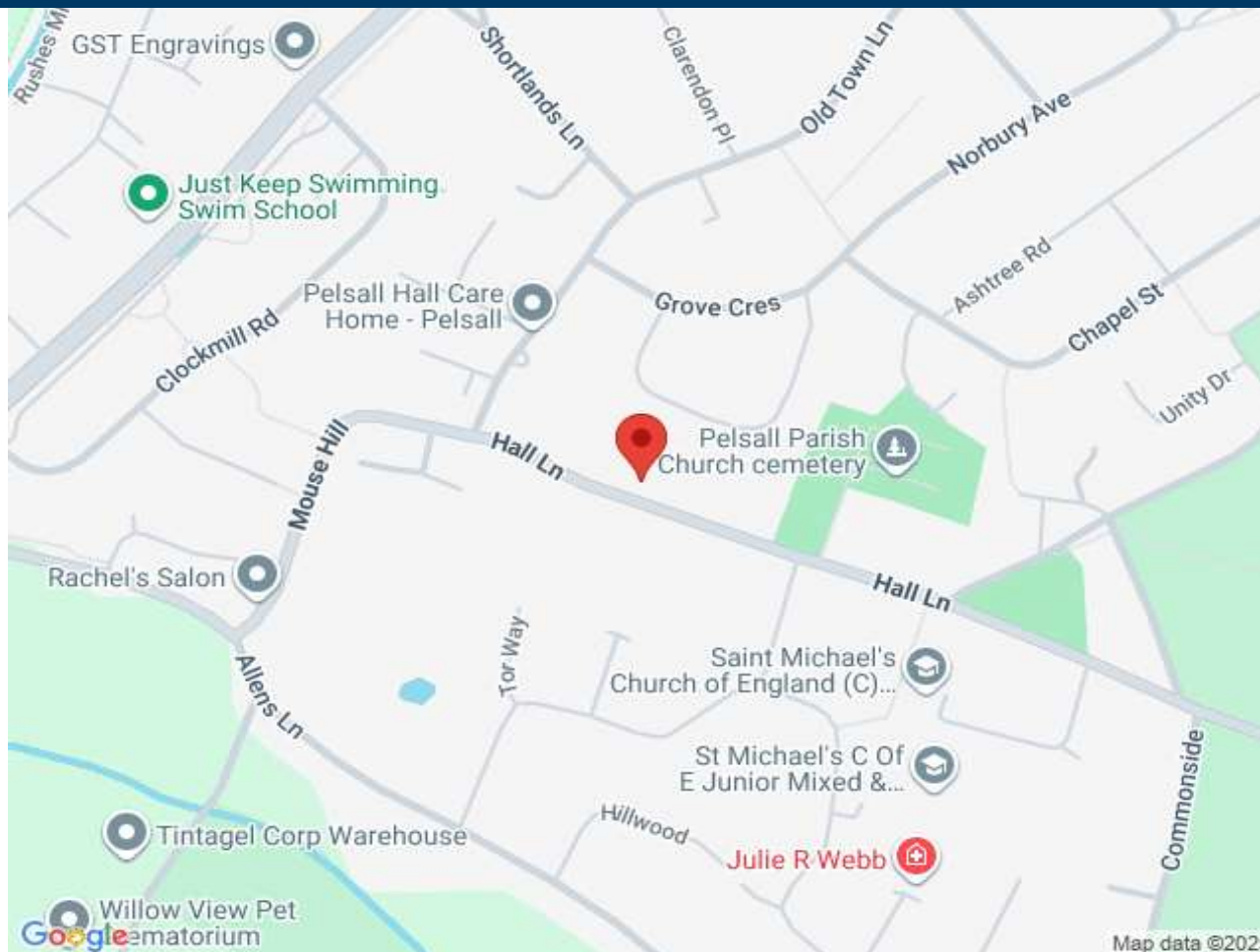
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

