



Woodlands Crescent, Pelsall



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Offers in excess of £230,000



Key Features

- Popular location
- Semi detached home
- Three bedrooms
- Large lounge
- Modern fitted Kitchen
- Shower room
- EPC rating D
- Freehold





****WELL PRESENTED THREE BEDROOM 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 semi detached home is ideal for families and consists of; large driveway, hallway, large lounge and kitchen. On the first floor there are three bedrooms and a family shower room.

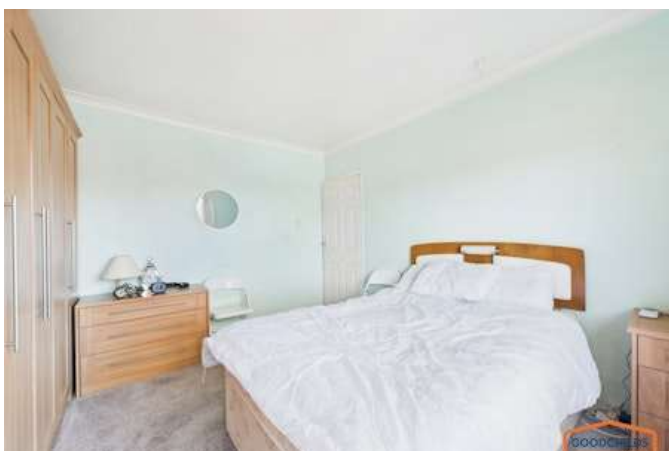
Tenure: Freehold

EPC: D

Council tax band: b

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 £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Frontage

Having block paved driveway offering parking for several vehicles and giving access to the front door and also a side entrance door.

Lounge

Large lounge having bow window the the front and a window at the rear allowing in plenty of natural light.

Kitchen

Modern fitted Kitchen having matching wall and base units with contrasting work tops and tiled splash backs. The kitchen benefits from integrated oven, hob and extractor.

Bedroom one

Large double bedroom at the front of the property benefiting from built in wardrobes.

Bedroom two

Double bedroom positioned at the rear of the property overlooking the garden.

Bedroom three

Single bedroom with built in wardrobes and overhead storage.

Shower room

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

Rear garden

Enclosed rear garden with patio and lawn areas.







Ground floor

Approximate total area⁽¹⁾
83 m²

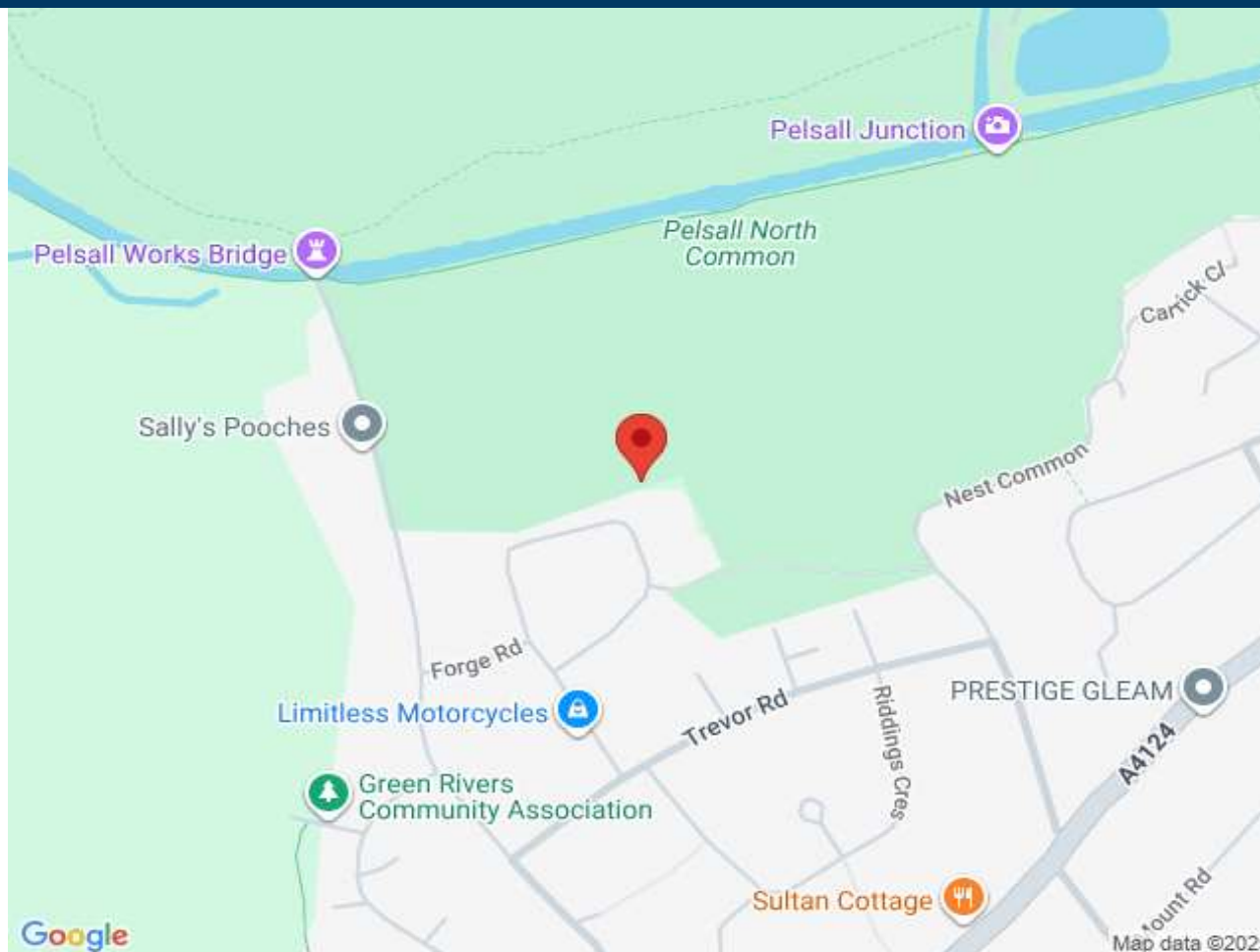


Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

