



Wolverhampton Road, Pelsall



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OIRO £175,000



## Key Features

- Popular location
- No chain
- Semi detached family home
- Two double bedrooms
- Front and rear gardens
- Family bathroom
- EPC rating C
- Freehold





**\*\*\* TWO BED SEMI DETACHED FAMILY HOME**  
**\*\*\*** This property is situated a short walk from Pelsall - sought after for it's village centre, eateries, shops, the commons, good schools, transport links to the towns of Cannock, Lichfield and Walsall and the M5 & M6.

The property has been newly carpeted throughout and comprises of porch entrance, hallway, large lounge and modern kitchen. Upstairs is two double bedrooms and a family bathroom. Outside, the property benefits from a landscaped private rear garden and multiple outdoor storages.

Council tax band: B

EPC: C

Tenure: Freehold

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 front garden and shared path leading to both the porch entrance and side entrance door.

### Lounge

Large lounge having window to both the front and rear allowing in plenty of natural light.

### Kitchen

Having matching wall and base units and tiled splashbacks.

### Bedroom one

Double bedroom positioned to the front of the property.

### Bedroom two

Double bedroom positioned at the rear of the property.

### Family bathroom

Having bath with electric shower over, basin and w.c.

### Rear garden

Having lawn area and multiple outdoor storages.









Ground floor



Floor 1

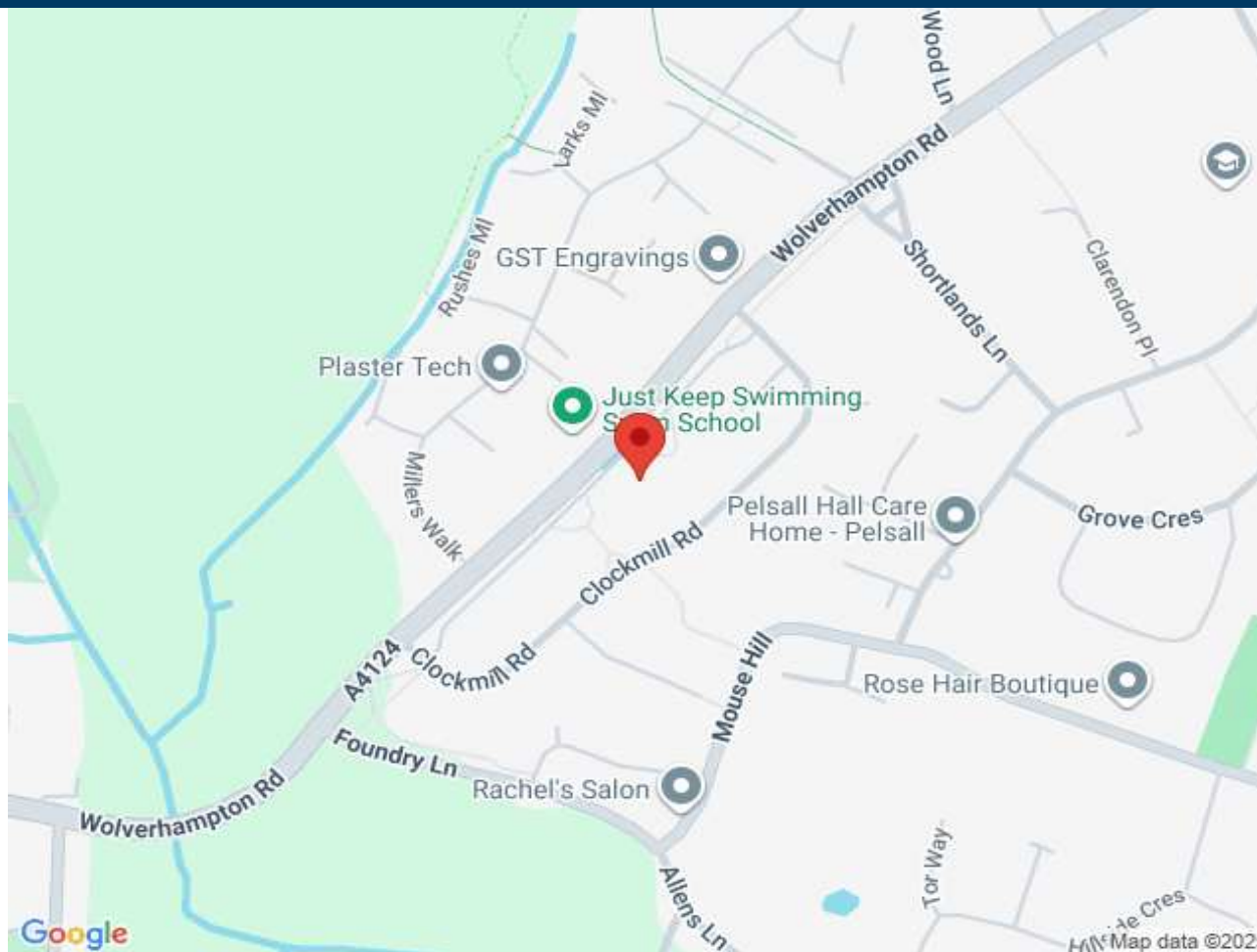


**Approximate total are**  
74.6 m<sup>2</sup>

(1) Excluding balconies and terr

Calculations reference the RICS  
3C standard. Measurements a  
approximate and not to scale. 1  
floor plan is intended for illustra  
only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

