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St. Margarets Road | Pelsall, Walsall | WS3 4NF

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## Summary

\*\*\* IMPRESSIVE CORNER PLOT \*\*\* OPPOSITE PELSALL VILLAGE SCHOOL \*\* DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* NO UPWARD CHAIN \*\* REQUIRES SOME MODERNISATION \*\* TWO RECEPTION ROOMS \*\* DINING KITCHEN \*\* LARGE FRONT GARDEN WITH DRIVEWAY \*\* EARLY VIEWING RECOMMENDED\*\*

Webbs estate agents are delighted to offer for sale a deceptively spacious semi-detached family home. Situated on an impressive corner plot, opposite Pelsall Village School. The property is offered for sale with no upward chain and briefly comprises an entrance porch, hallway, dining room, lounge, dining kitchen, and side porch. On the first floor are three bedrooms and a family bathroom. Externally there is an enclosed rear garden and a good-sized front garden with a garage and a graveled driveway providing off-road parking.

PLEASE CALL WEBBS TODAY TO ARRANGE A VIEWING APPOINTMENT ON 01922 663399

## Key Features

- DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT
- SITUATED OPPOSITE PELSALL VILLAGE SCHOOL
- NO UPWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NEW BAXI BOILER INSTALLED IN JANUARY !
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY

## Rooms and Dimensions

### Entrance Porch

### Entrance Hallway

### Lounge

12'9" x 12'0" (3.910 x 3.683)

### Dining Room

12'1" x 9'9" (3.689 x 2.986)

### Dining Kitchen

13'5" x 12'0" (4.099 x 3.671 )

### Side Entrance Porch

### First Floor Landing

### Bedroom One

12'10" x 12'1" (3.917 x 3.689)

### Bedroom Two

11'8" x 9'9" (3.557 x 2.996)

### Bedroom Three

10'6" x 7'5" (3.224 x 2.268 )

### Family Bathroom

6'3" x 5'1" (1.910 x 1.560)

### Outside

### Rear Garden

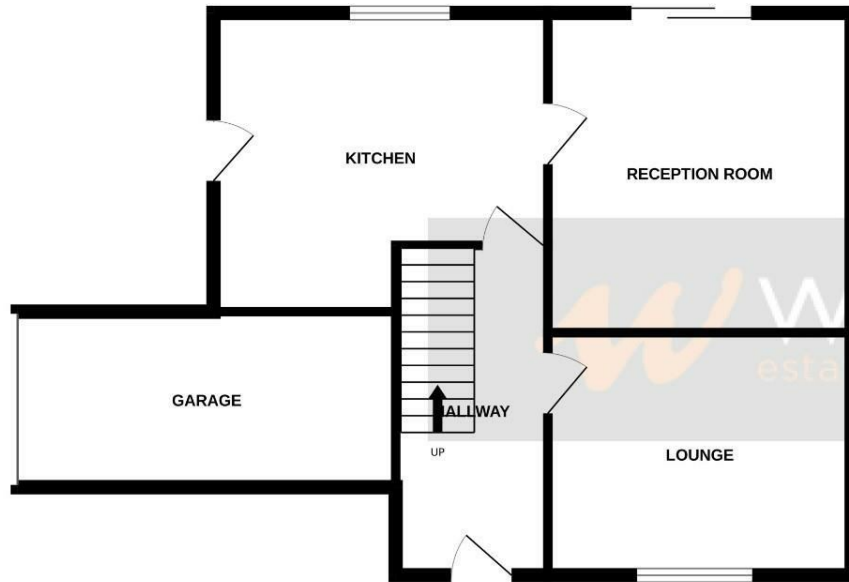
### Front Garden

### Driveway And Garage

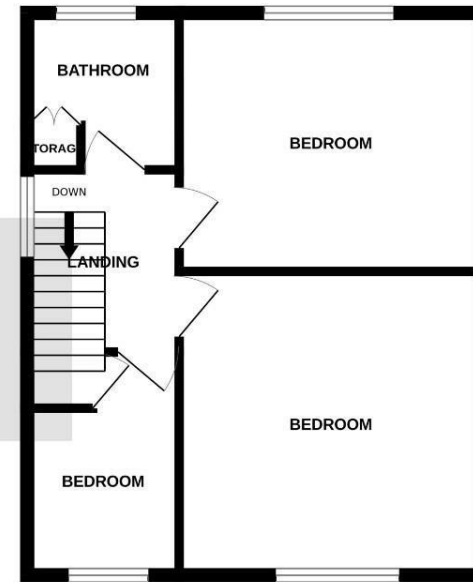




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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