



Webbs

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Hall Lane | Pelsall | WS3 4JQ

Guide Price £350,000

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estate agents

Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** EXTENDED DETACHED PROPERTY ** NO ONWARD CHAIN ** DECEPTIVELY SPACIOUS AND WELL MAINTAINED ** INTERNAL VIEWING ADVISED ** FOUR FANTASTIC BEDROOMS ** SPACIOUS BREAKFAST KITCHEN ** DINING ROOM ** FAMILY/SITTING ROOM ** DOWNSTAIRS WC ** ** LARGE MAIN LIVING ROOM ** FIRST FLOOR FAMILY BATHROOM ** GENEROUS FRONT DRIVEWAY AND GARDEN ** TANDEM LENGTH DOUBLE GARAGE ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** CONVENIENT LOCATION CLOSE TO THE COMMON, SCHOOLS, SHOPS AND AMENITIES ** PROPERTY HAS EXCELLENT POTENTIAL ** BUYERS FEE APPLY **

Webbs Estate Agents have pleasure in offering for sale this spacious and well maintained extended detached house offering no onward chain. The property is situated in a popular and convenient location, being close to all local amenities, shops, schools and Pelsall common. Briefly comprising : Reception hallway , Living room, dining room, kitchen and family/sitting room , the first floor offers four fantastic bedrooms and a family bathroom. Externally there is a front driveway with ample parking and garden leading to a tandem length double garage, the rear garden is well maintained, private and enclosed. The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call us on 01922 288800. For a viewing please call 01922 663399.

Key Features

- WELL MAINTAINED EXTENDED FAMILY SIZED DETACHED HOME
- DESIRABLE LOCATION AND POSITION NEXT TO PELSALL VILLAGE AND COMMON
- THREE RECEPTION ROOMS AND BREAKFAST KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- BUYERS FEES APPLY AND SUBJECT TO RESERVE PRICE
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- FOUR FANTASTIC BEDROOMS, BATHROOM AND GUEST WC
- TANDEM GARAGE, DRIVE AND FOREGARDEN
- HUGE POTENTIAL TO EXTEND FURTHER (STP BEING GRANTED)
- PRIVATE REAR GARDEN

Rooms and Dimensions

Entrance hall

Main living room

20'11" x 16'9" (6.40m x 5.11m)

Family/ sitting room

13'8" x 10'4" (4.19m x 3.16m)

Dining room

16'9" x 7'10" (5.11m x 2.39m)

Kitchen breakfast room

14'6" x 10'11" (4.42m x 3.35m)

First floor landing

Bedroom one

12'11" x 10'11" (3.96m x 3.33m)

Bedroom two

11'10" x 10'0" (3.61m x 3.05m)

Bedroom three

13'8" x 9'1" (4.17m x 2.77m)

Bedroom four

11'1" x 8'5" (3.38m x 2.59m)

Bathroom

Tandem length garage

32'10" x 11'3" (10.01m x 3.43m)

Guest wc

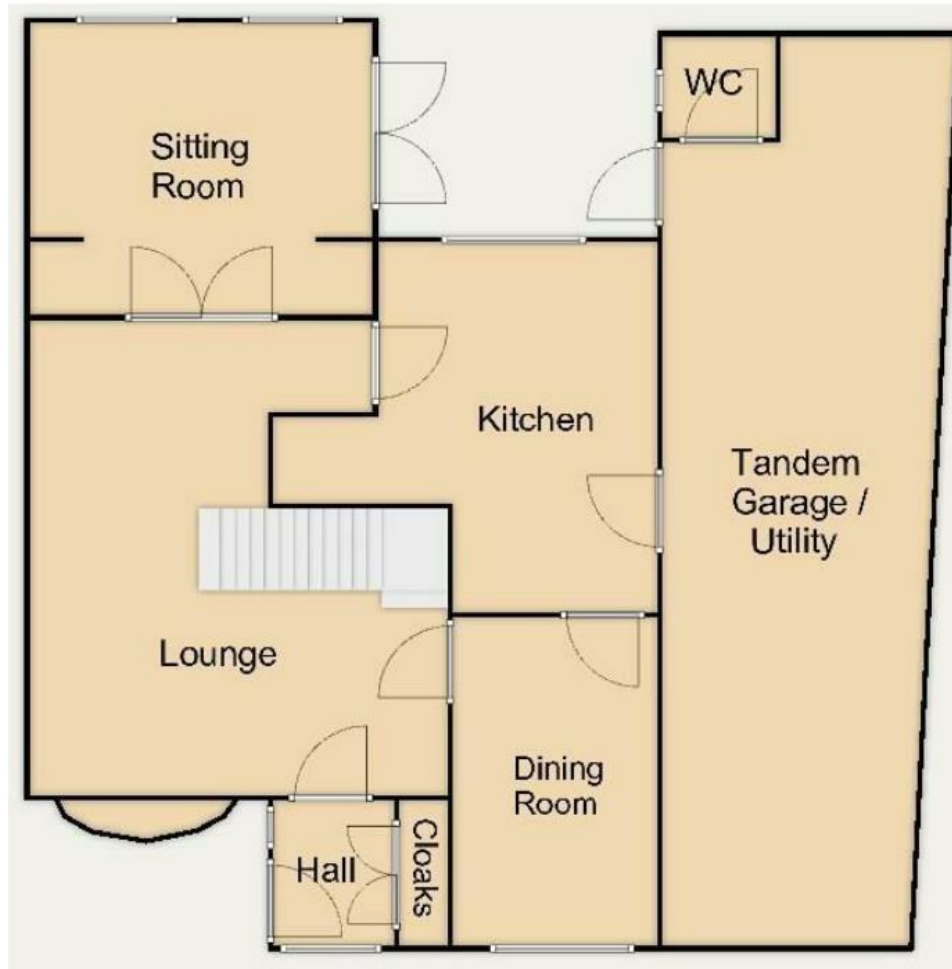
Front garden and driveway

Private rear garden

auctioneers comments







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Energy Efficiency Rating: 68 (G)		Environmental Impact (CO ₂) Rating: 82 (D)	
<small> Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20) </small>		<small> Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70) </small>	
<small> EU Directive 2002/91/EC </small>		<small> EU Directive 2002/91/EC </small>	