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Summary

****THREE BEDROOM TERRACE HOME**LOUNGE DINER**FITTED KITCHEN**FITTED BATHROOM**SPREAD ACROSS THREE FLOORS**EN SUITE TO MASTER BEDROOM**POPULAR LOCATION**CLOSE TO ALL LOCAL AMENITIES**VIEWING ESSENTIAL**LANDSCAPED REAR GARDEN**PELSALL VILAGE****

Situated just a stone's throw from the heart of Pelsall Village overlooking Pelsall Common and duck pond, this well-presented three-bedroom, three-storey terraced home offers excellent access to a wide range of local amenities, as well as convenient road and transport links. Inside, the home boasts a welcoming open-plan lounge-diner, providing a bright and versatile living space. Leading from the inner hall, you'll find a fitted breakfast kitchen with ample storage and workspace, along with a ground-floor bright and inviting bathroom to the rear. On the first floor, there are two generously sized double bedrooms, with the master benefitting from an en-suite shower room. The second floor hosts an additional spacious double bedroom, offering elevated views over the rear garden. Outside, the private and enclosed landscaped rear garden provides a peaceful retreat, with a selection of raised beds comprising of mature trees, plants and shrubs, perfect for relaxing or entertaining.

Key Features

- THREE BEDROOM TERRACE HOME
- PELSALL VILLAGE LOCATION
- BREAKFAST KTICHEN
- VIEWS FROM THE SECOND FLOOR
- POPULAR LOCATION
- THREE STOREYS
- LOUNGE DINER
- GENEROUS REAR GARDEN
- VIEWING ESSENTIAL
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Lounge Diner
27'11" x 12'1" (8.514m x 3.694m)

Inner Hall

Breakfast Kitchen
16'6" x 7'11" (5.041m x 2.414m)

Bathroom
7'2" x 5'10" (2.187m x 1.795m)

First Floor Landing

Bedroom One
11'10" x 12'0" (3.620m x 3.679m)

En Suite
6'11" x 3'2" (2.127m x 0.985m)

Bedroom Three
19'4" x 12'0" (5.905m x 3.679m)

Second Floor Landing

Bedroom Two
12'8" x 6'3" (3.873m x 1.916m)

Identification Checks B







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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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		Current	Potential
<p>Key energy efficiency - lower energy costs</p> <p> </p>		Current	Potential
<p> </p>		67	83
<p>Not energy efficient - higher energy costs</p>			
<p>England & Wales</p>			
<p>EU Directive 2002/91/EC</p>			

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Key environmental impact - lower CO₂ emissions</p> <p> </p>		Current	Potential
<p> </p>			
<p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>			
<p>EU Directive 2002/91/EC</p>			

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