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# Summary

**\*\*STUNNING EXECUTIVE VICTORIAN DETACHED HOME\*\*ABUNDANCE OF TRADITIONAL FEATURES\*\*FIVE GENEROUS BEDROOMS\*\*GRAND RECPETION ROOMS\*\*STUNNING KITCHEN\*\*DOUBLE GARAGE\*\*BALCONY TO MASTER BEDROOM\*\*LARGE MATURE GARDENS\*\*VIEWING ESSNENTIAL\*\*CHARMING THROUGHOUT\*\***

Commanding an exceptional presence in the very heart of Pelsall Village, this magnificent five-bedroom Victorian residence is a rare jewel—a grand home of architectural beauty and timeless elegance, set behind mature walled gardens and accessed via stately double gates. A sweeping driveway leads gracefully to a detached double garage and a striking canopied entrance, hinting at the grandeur that lies within. This exquisite home has been lovingly and extensively restored, effortlessly marrying fine period detailing with high-quality modern enhancements, while preserving the rich character of its era. The entrance hall sets a distinguished tone, leading to an elegant ground-floor suite—ideal as a guest bedroom or formal dining room—complete with a luxurious en suite shower room. The main drawing room is a masterpiece of Victorian design, boasting an impressive bay window that floods the space with natural light and frames views of the grounds. A refined study provides a quiet retreat, while the heart of the home is undoubtedly the expansive kitchen—a spectacular space featuring a statement central island and crafted for both family living and grand-scale entertaining. A separate

# Key Features

- STUNNING VICTORIAN HOME
- GRAND THROGHOUT
- BALCONY TO THE MASTER BEDROOM
- DRIVE AND DOUBLE GARAGE
- VIEWING IS ESSENTIAL TO APPRICATE THIS TRADITIONAL HOME
- ABUNDANCE OF TRADITIONAL FEAUTRES
- FIVE GENEROUS BEDROOMS
- LARGE MATURE REAR GARDEN
- CHARMING THROGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922663399!!!!!!

# Rooms and Dimensions

Entrance Porch

Hall

Bedroom/ Dining Room  
14'9" x 12'7" (4.52m x 3.86m)

En Suite  
8'3" x 3'8" (2.52m x 1.12m)

Grand Living Room  
21'9" x 16'6" (6.65m x 5.04m)

Study  
11'10" x 9'9" (3.61m x 2.99m)

Kitchen Breakfast Room  
21'0" x 16'2" (6.42m x 4.94m)

Utility Room  
11'8" x 9'8" (3.56m x 2.95m)

Guest WC

Galleried Landing

Master Bedroom  
26'2" x 10'0" (7.99m x 3.07m)

Balcony

Bedroom Two  
15'7" x 14'4" (4.76m x 4.39m)

Bedroom Three  
16'5" x 14'10" (5.01m x 4.53m)

Family Bathroom  
10'0" x .160'9" (3.06m x .49m)

Bedroom Four  
12'0" x 9'10" (3.67m x 3.00m)

Guest WC

Wash Room

Family Bathroom  
10'4" x 9'4" (3.16m x 2.86m)

Cellar

Garage One

Garage Two

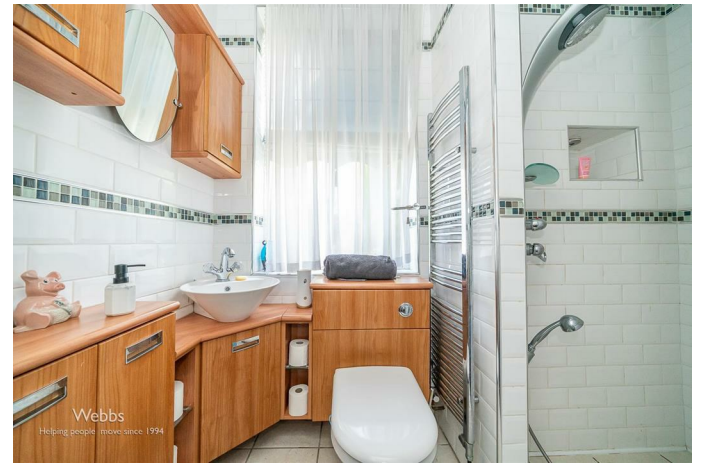
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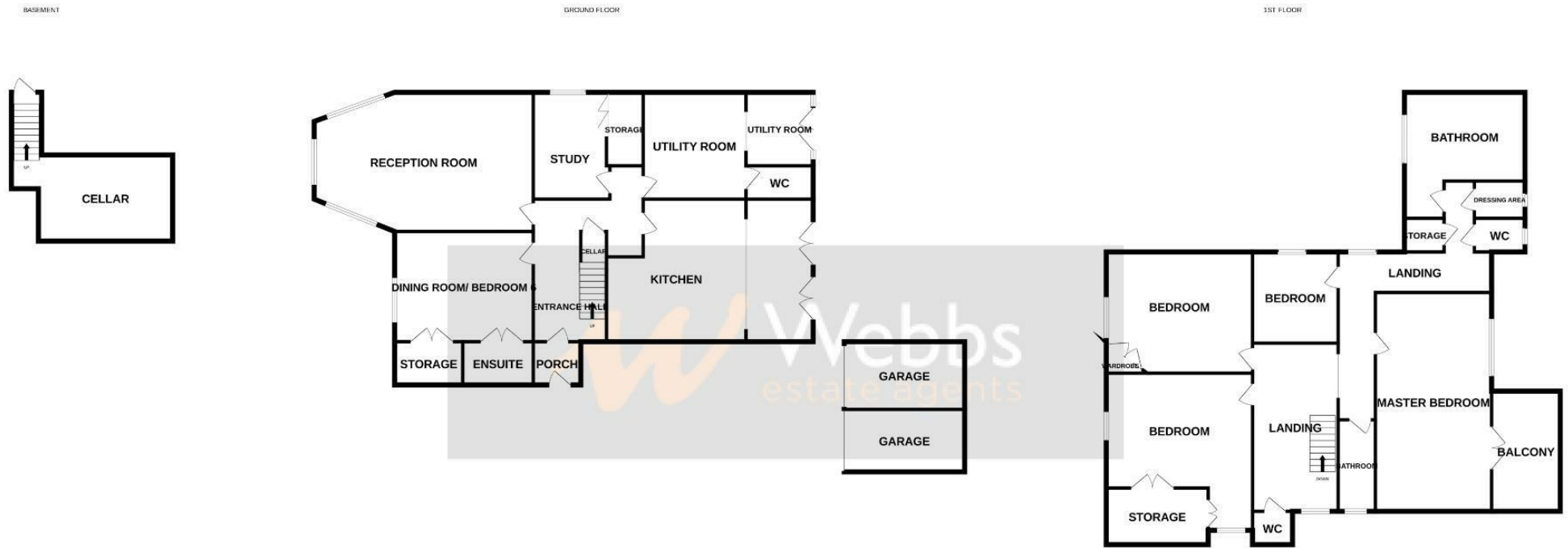
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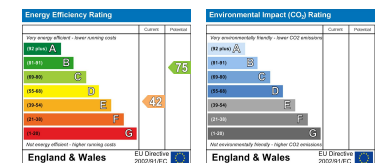






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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