



Webbs

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High Street | Pelsall | WS3 4LT

Asking Price £200,000

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estate agents

Summary

****COMMERICAL SHOP AND FLAT ABOVE**PELSALL VILLAGE LOCATION**PERFECT INVESTMENT**SHOP WITH TWO ROOMS KITCHEN AND WC**ONE BED FLAT**KITCHEN, SHOWER ROOM AND STUDY**PARKING TO THE REAR**STUNNING VIEWS OVER THE COMMON TO THE FRONT**VIEWING ESSENTIAL****

An excellent commercial unit situated in the heart of Pelsall Village, offered with no onward chain. This is a fantastic opportunity for investors or business owners looking to acquire a property in a highly sought-after location, with excellent visibility and footfall. The unit comprises two versatile rooms, a kitchen area, and a WC, providing a flexible layout suitable for a range of business uses. To the rear of the property, there is access to communal parking, adding convenience for staff and visitors. Positioned on the popular High Street, this unit is ideally placed close to local amenities and transport links, making it an ideal spot for a variety of commercial ventures, this one-bedroom flat offers an excellent opportunity for first-time buyers or investors. With local amenities quite literally on your doorstep, this well-positioned property provides convenience, character, and great potential.

Key Features

- COMMERCIAL UNIT AND FLAT ABOVE
- PARKING TO THE REAR
- HIGH STREET LOCATION, KITCHEN AND WC
- ONE BEDROOM FLAT ABOVE
- LOUNEG, STUDY AND BEDROOM
- PELSALL VILLAGE LOCATION
- TWO ROOMS IN THE SHOP ONE AND FRONT AND REAR
- PERFECT INVESTMENT
- KITCHEN DINER
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922663399!!!!

Rooms and Dimensions

Commercial and Residential Property

Shop Front

13'2" x 28'3" (4.015m x 8.625m)

Kitchen Area

8'9" x 6'2" (2.672m x 1.899m)

Back Room

21'9" x 8'11" (6.635m x 2.718m)

WC

Parking To The Rear

External Staircase

Kitchen

18'3" x 9'0" (5.58m x 2.768m)

Bathroom

9'6" x 5'1" (2.903m x 1.553m)

Lounge

13'6" x 13'1" (4.134m x 3.999m)

Study

4'8" x 10'5" (1.443m x 3.176m)

Bedroom

13'5" x 10'10" (4.110m x 3.315m)

Identification Checks B

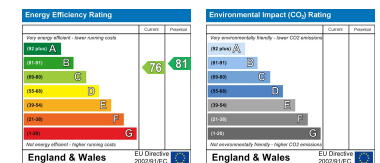






Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

