



Church Road | Pelsall, Walsall | WS3 4QW

Asking Price £575,000

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# Summary

**\*\*DOUBLE FRONTED SIX BEDROOM HOME\*\*SPREAD ACROSS THREE FLOORS\*\*SERVERAL RECEPTION ROOMS\*\* OPEN PLAN LIVING KITCHEN DINER\*\*SEPERATE UTILITY ROOM AND GARAGE/WORKSHOP\*\* EN SUITE TO MASTER BEDROOMS\*\* STUNNING AND LOVINGLY RESTORED THROUGHOUT\*\* STUNNING MATURE LANDSCAPED GARDEN\*\* VIEWING ESSENTIAL\*\***

Nestled in the heart of Pelsall village, this splendid traditional double-fronted Victorian residence on Church Road offers an exceptional opportunity for family living. With an impressive six bedrooms, this terraced house is both spacious and inviting, making it an ideal home for those seeking comfort and style.

As you enter, you are greeted by a welcoming entrance hall that leads to a variety of well-appointed rooms. The ground floor boasts a study, perfect for those who work from home, alongside a generous lounge and a dining room that is perfect for entertaining guests. The open-plan living kitchen diner is a highlight, providing a modern space for family gatherings, while a separate utility room and guest WC add to the convenience of daily life.

# Key Features

- TRADITIONAL SIX BEDROOM VICTORIAN HOME
- THREE RECEPTION ROOMS AND STUDY
- SEPERATE UTILITY ROOM AND GARAGE
- LARGE LANDSCAPED MATURE REAR GARDEN
- TRADITONAL FEATURES AND LOVINGLY RESTORED
- DOUBLE FRONTED
- EXTENDED KITCHEN LIVING DINER
- EN SUITE TO MASTER BEDROOM
- STUNNING AND IMPROVED THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!!

# Rooms and Dimensions

## Entrance Hall

## Lounge

18'3" x 12'7" (5.566m x 3.851m)

## Study

12'9" x 9'4" (3.903m x 2.845m)

## Sitting Room

12'8" x 11'2" (3.882m x 3.421m)

## Dining Area

16'3" x 12'8" (4.969m x 3.861m)

## Kitchen living Diner

30'3" x 8'9" (9.235m x 2.675m)

## Utility Room

14'0" x 7'8" (4.273m x 2.359m)

## Garage

17'2" x 14'5" (5.241m x 4.395m)

## Cellar

12'8" x 11'2" (3.882m x 3.421m)

## Bedroom One

12'10" x 10'3" (3.921m x 3.148m)

## En Suite

6'0" x 7'4" (1.832m x 2.259m)

## Bedroom Two

10'7" x 11'4" (3.239m x 3.459m)

## Bedroom Three

12'5" x 11'1" (3.799m x 3.396m)

## Bedroom Four

12'8" x 11'1" (3.867m x 3.390m)

## Bedroom Five

12'11" x 9'6" (3.942m x 2.903m)

## Bedroom Six

16'2" x 11'10" (4.948m x 3.621m)

## Bathroom

5'9" x 6'7" (1.756m x 2.010m)

## Family Bathroom

7'10" x 7'11" (2.395m x 2.433m)

## Cellar

12'8" x 11'2" (3.882 x 3.421)

## Identification Checks B



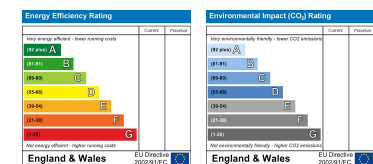






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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