



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Pelsall Walsall

Clockmill Road Pelsall  
Walsall West Midlands



***It will be a race against the clock to secure this property! Beautifully presented throughout this spacious two-bedroom property is perfect for anyone looking to downsize or looking for their first home.***

Internally the property comprises of an entrance hall, spacious living room, kitchen with a lean to giving access to a guest WC all to the ground floor. To the first floor there are two spacious bedrooms with a family shower room. Externally there is a drive way providing off road parking for two cars and a private rear garden to the rear. This property is going to popular so don't miss out on this fantastic opportunity to secure this beautiful home!

- Two Bedroom Semi-Detached Home
- Beautifully Presented Throughout
- Spacious Living Room & Kitchen
- Driveway Providing Ample Off-Road Parking
- Private Rear Garden
- Close To Shops & Amenities

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk





## Entrance Porch

Accessed through a double glazed sliding door with double glazed windows to the side, and access to the Entrance Hallway.

## Entrance Hallway

Accessed through a double glazed door with double glazed window to side, and having stairs off & storage cupboard.

## Living Room 20' 1" x 10' 6" (6.11m x 3.21m)

A spacious living room, having gas fire set into surround with granite hearth, radiator, double glazed bow window to front elevation, double glazed sliding door to the rear elevation.

## Kitchen 9' 5" x 8' 4" (2.86m x 2.53m)

Fitted with a range of matching wall, base & drawer units with work surfaces over incorporating an inset stainless steel single bowl sink unit with chrome mixer tap over. Appliances include; oven, 4-ring gas hob with cooker hood over. There is tiled splashbacks, tiled effect flooring, and a door to a lean-to.



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## **Lean-To** 19' 2" x 3' 10" (5.85m x 1.18m)

A versatile room, having space(s) & plumbing for appliance(s) and there is electricity & double glazed window to side elevation, double glazed doors to front & rear elevations.

## **Guest WC** 2' 4" x 4' 11" (0.70m x 1.49m)

Fitted with a white suite comprising of a low-level WC & wash hand basin. There is tiled flooring & double glazed window to side elevation.

## **First Floor Landing**

A good size landing having loft access, airing cupboard housing gas central heating boiler, internal doors off to two bedrooms & shower room.

## **Bedroom One** 9' 7" x 16' 0" (2.93m x 4.87m)

A spacious double bedroom, having storage cupboard with ample storage, radiator, two double glazed windows to front elevation.

## **Bedroom Two** 9' 5" x 12' 1" (2.87m x 3.69m)

A second double bedroom, having radiator, double glazed window to rear elevation.

## **Shower Room** 6' 1" x 7' 2" (1.85m x 2.19m)

Fitted with a white suite comprising; screened shower cubicle with electric shower, wash hand basin set into top with chrome mixer tap & storage beneath, and low-level WC. There is tiled walls, tiled floor, chrome towel radiator, double glazed window to rear elevation.

## **Outside Front**

The property has a gravelled driveway to the front providing off-road parking, and a paved pathway provides access to the front porch entrance. There is a brick archway between the neighbouring property giving access to the lean-to, and hedging to one border.

## **Outside Rear**

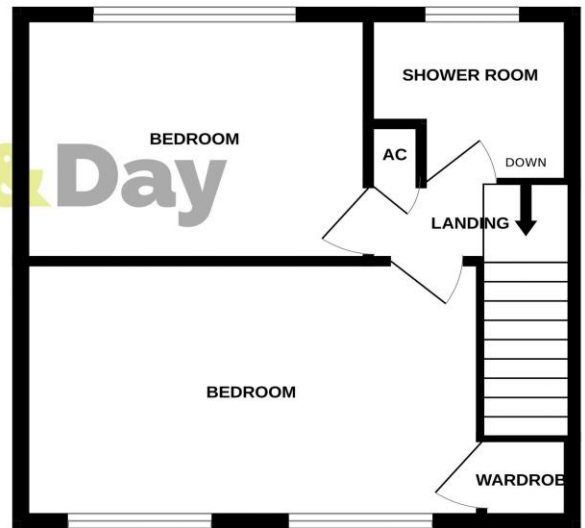
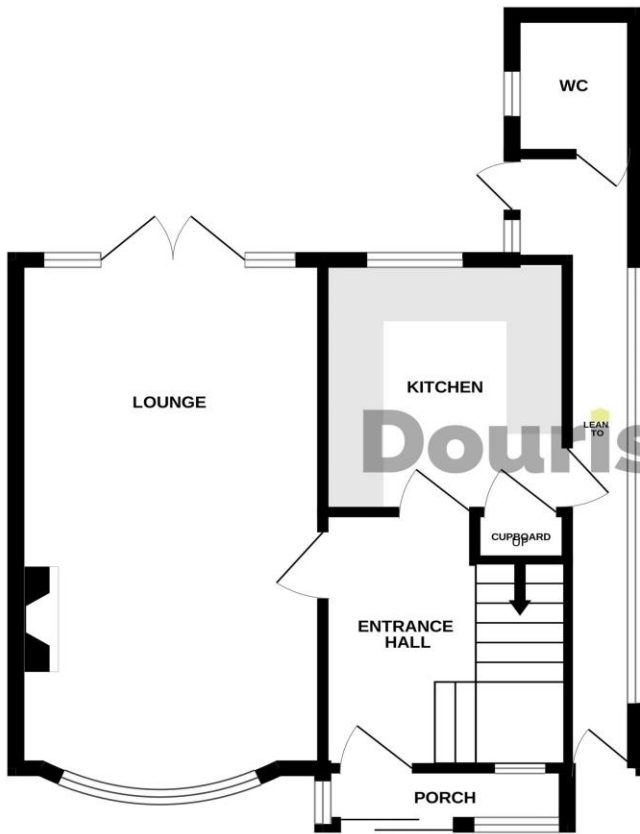
An enclosed garden with a paved patio seating area & small brick wall separating rest of garden having a gate to a pathway leading through a lawned garden area to both sides. There is a brick constructed storage area with door having a glazed window.





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - highest running costs			
England & Wales		8.4	8.4
		8.4	
			8.4

EU Directive 2002/91/EC  
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