



**Broad Lane | Pelsall, Walsall | WS4 1AD**

**Offers In Excess Of £265,000**



## Summary

\*\* IMMACULATELY MAINTAINED AND IMPROVED SEMI DETACHED HOUSE \*\* EXTENDED AND DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD SIZED BEDROOMS \*\* MODERN BATHROOM \*\* SPACIOUS LIVING ROOM \*\* RE-FITTED MODERN KITCHEN \*\* DINING ROOM \*\* LARGE CONSERVATORY \*\* LARGE FRONT DRIVEWAY EV CHARGE POINT \*\* PRIVATE REAR GARDEN WITH FANTASTIC OUTBUILDING \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering for sale this extended and very well maintained semi detached home situated in a very popular and convenient location being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance porch, Reception hallway, living room, , modern fitted kitchen, dining room and a large conservatory. The first floor landing leads to three good sized bedrooms and modern family bathroom with WC. Externally there is a large front driveway to the fore with plenty of parking and EV Charge point , the rear garden is private and enclosed with a useful multifunctional outbuilding. For a viewing please call 01922 663399.

## Key Features

- IMMACULATELY MAINTAINED SEMI DETACHED HOUSE
- EASY ACCESS FOR SCHOOLS
- PRIVATE REAR GARDEN WITH USEFUL SPACIOUS OUTBUILDING
- CLOSE TO AMENITIES AND SHOPS
- LARGE CONSERVATORY AND MODERN FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS AND MODERN BATHROOM
- LARGE DOUBLE FRONT DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EXTENDED AND IMPROVED TO A VERY GOOD STANDARD
- GAS CENTRAL HEATING AND DOUBLE GLAZING

## Rooms and Dimensions

### Entrance Porch

### Reception hall

### Living room

14'4" x 11'3" (4.37m x 3.43m)

### Dining room

10'8" x 9'0" (3.26m x 2.75m)

### Conservatory

11'8" x 10'7" (3.57m x 3.24m)

### Kitchen

10'9" x 9'6" (3.30m x 2.90m)

### First floor landing

### Bedroom One

11'3" x 9'6" (3.43m x 2.91m)

### Bedroom Two

11'7" x 9'0" (3.54m x 2.75m)

### Bedroom Three

8'8" x 8'0" (2.65m x 2.44m)

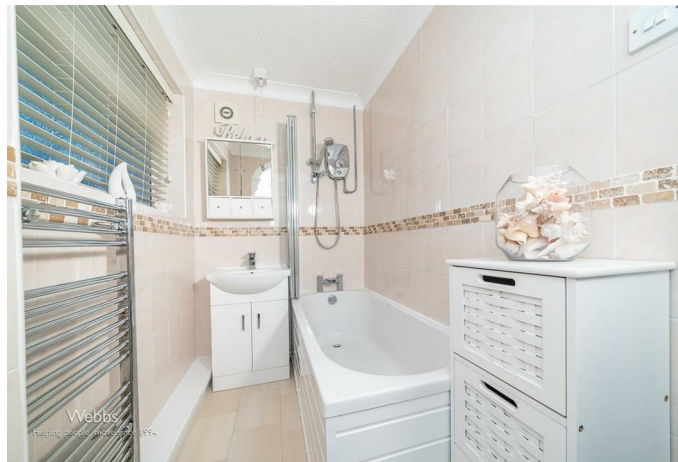
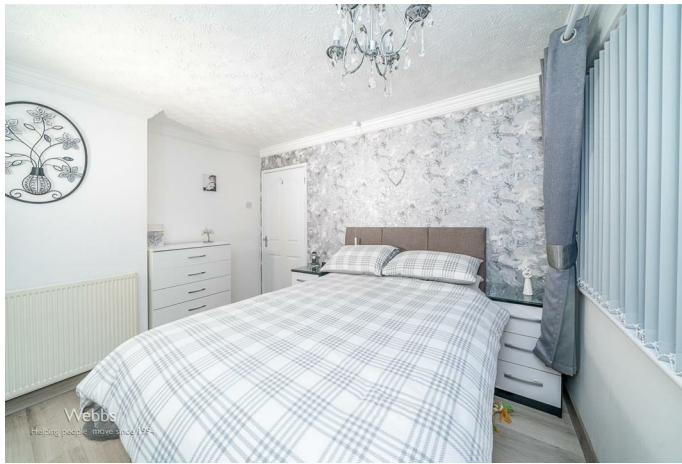
### Family Bathroom

8'6" x 4'7" (2.61m x 1.40m)

### Large front driveway

### Private and enclosed rear garden





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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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.

