



**Church Way | Pelsall, Walsall | WS4 1DP**  
**Offers In The Region Of £270,000**

 **Webbs**  
estate agents

## Summary

\*\* EXTENDED FAMILY HOME \*\* POPULAR LOCATION \*\* INTERNAL VIEWING IS ESSENTIAL \*\* THREE GOOD SIZED BEDROOMS \*\* FAMILY BATHROOM \*\* EXTENDED LOUNGE \*\* DINING ROOM \*\* EXTENDED KITCHEN \*\* UTILITY ROOM \*\* GARAGE \*\* DRIVEWAY \*\* REAR GARDENS

Webbs Estate agents are delighted to offer for sale this much-loved family home in a sought-after area. Close to a plethora of local amenities and boasting spacious rooms. Very briefly, this wonderful family residence comprises of: a porchway, through hallway, extended lounge, dining room, extended kitchen and utility room. On the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is a private driveway, garage and well-established rear garden..

## Key Features

- EXTENDED FAMILY HOME
- INTERNAL VIEWING IS ESSENTIAL
- DINING ROOM & EXTENDED LOUNGE
- PRIVATE DRIVEWAY & GARAGE
- SOUGHT AFTER LOCATION
- THREE BEDROOMS & FAMILY BATHROOM
- EXTENDED KITCHEN & UTILITY ROOM
- LANDSCAPED GARDENS

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### ENTRANCE PORCH

### THROUGH HALLWAY

### DINING ROOM

13'4" x 11'1" (4.07m x 3.40m)

### EXTENDED LOUNGE

20'9" x 11'3" (6.33m x 3.43m)

### EXTENDED KITCHEN

17'9" x 7'3" (5.43m x 2.23m)

### UTILITY ROOM

9'1" x 5'10" (2.79m x 1.78m)

### LANDING

### BEDROOM ONE

13'4" x 10'11" (4.08m x 3.34m)

### BEDROOM TWO

10'11" x 11'2" (3.34m x 3.41m)

### BEDROOM THREE

8'2" x 6'10" (2.49m x 2.09m)

### FAMILY BATHROOM

### GARAGE





