



**RE/MAX**  
Elite



**69 Wolverhampton Road, Walsall, WS3 4AA**

**£269,000**

**STUNNING 3-BEDROOM SEMI-DETACHED PROPERTY – MOVE-IN READY WITH OUTBUILDING AND LARGE DRIVEWAY**

Situated on Wolverhampton Road in the desirable area of Pelsall, this immaculate 3-bedroom semi-detached home has been extensively renovated to offer modern living at its finest. With a newly installed roof, contemporary interior design, and a versatile outbuilding perfect for a home office or games room, this property is ideal for families and professionals alike..

## GROUND FLOOR

### Entrance Hall 3'0" x 3'6" (0.93m x 1.08m)

Welcoming hallway with modern flooring and sleek decor.

### Living Room 12'4" x 13'3" (3.78m x 4.05m)

A spacious and light-filled living room with a bay window, stylish flooring, and wall-mounted media unit. Perfect for relaxing with family.

### Kitchen 8'2" x 13'6" (2.50m x 4.13m)

Modern fitted kitchen with gloss cabinets, integrated appliances, and chic tiled splashback. The perfect space for culinary enthusiasts.

### Dining Area 7'6" x 11'1" (2.30m x 3.40m)

Conveniently situated off the kitchen with ample space for a dining table, featuring patio doors that open onto the garden.

### Utility Room 9'0" x 8'9" (2.75m x 2.68m)

A dedicated utility area with fitted units, sink, and laundry facilities, keeping household chores organized and separate.

### Outbuilding 16'1" x 7'4" (4.91m x 2.26m)

A highly versatile space with laminate flooring, ideal for a home office, studio, gym, or games room.

## FIRST FLOOR

### Master Bedroom 8'11" x 10'3" (2.73m x 3.13m)

A tranquil retreat featuring built-in mirrored wardrobes, stylish wallpaper, and ample natural light.

### Bedroom 2 8'5" x 11'5" (2.57m x 3.50m)

A generously sized second bedroom, perfect for a child's room or guest space.

### Bedroom 3 7'0" x 9'4" (2.14m x 2.85m)

A bright and cozy single bedroom ideal for a study or nursery.

### Family Bathroom 6'6" x 6'5" (1.99m x 1.98m)

Fully tiled modern bathroom with a bath/shower combo, sleek fixtures, and chrome towel rail.

## OUTSIDE

### Driveway

A large tarmacked driveway with parking space for multiple vehicles.

### Rear Garden

Low-maintenance garden with artificial lawn, a paved patio area, pergola, and side access to the spacious outbuilding. Ideal for entertaining or relaxing.

Don't miss the opportunity to make this stunning, fully renovated 3-bedroom semi-detached home in Pelsall yours! With its versatile outbuilding, modern interior, and prime location, this property offers

everything you need for comfortable and contemporary living.

Schedule your viewing today to truly appreciate what this home has to offer!

# Floor Plan

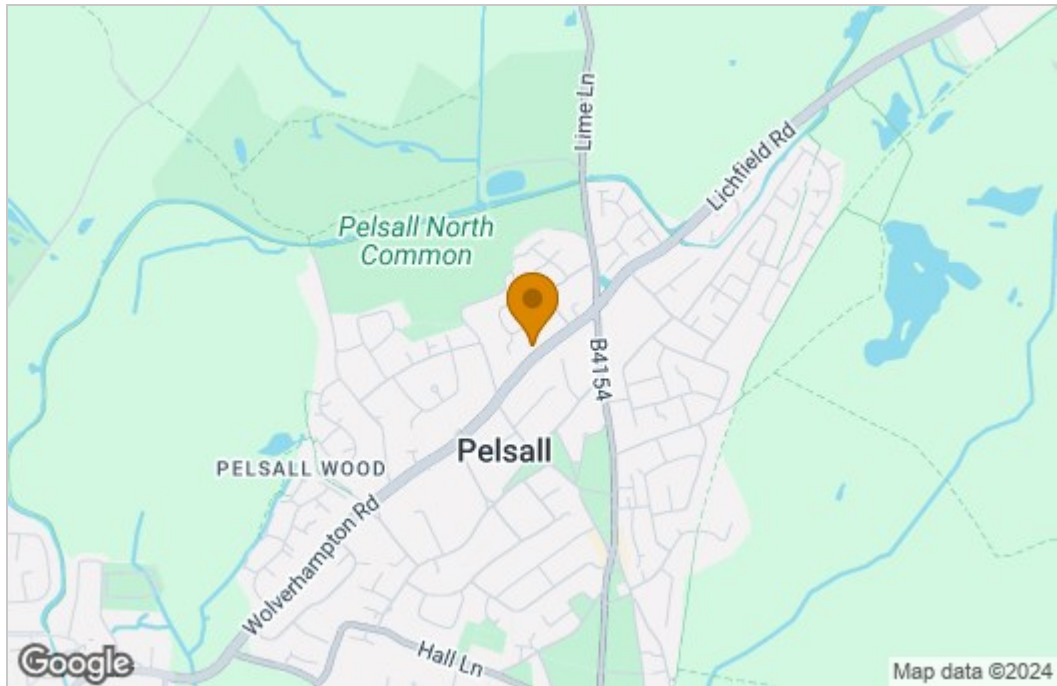


**TOTAL: 98 m<sup>2</sup>**  
**FLOOR 1: 61 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>**

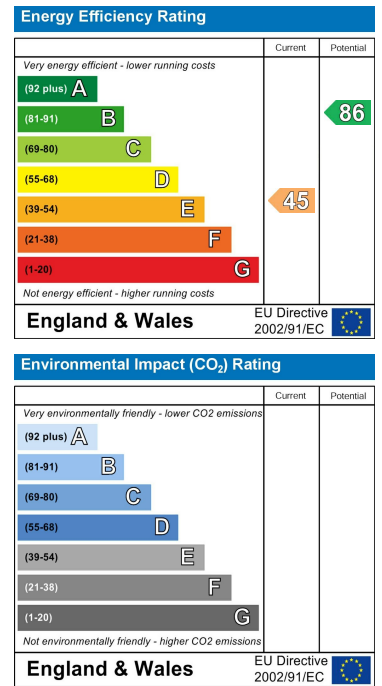
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Area Map



# Energy Efficiency Graph



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