



Connells

Wood Lane
Pelsall Walsall



Property Description

Connells are pleased to present this three bedroom semi-detached family home on the outskirts of Pelsall located walking distance from sought after schools and close to popular transport links. Substantially updated by the current owners the house has undergone a recently refitted Kitchen, Utility Room and Guest WC along with substantial modernisation throughout. The home boasts an excellent sized enclosed rear garden and private driveway providing off-road parking for several vehicles. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the main front door the property comprises:

Inner Hall

With UPVC door to the front, staircase to the first floor and internal door to the Living Room

Living Room

12' 7" PLUS BAY x 11' 2" MAX (3.84m PLUS BAY x 3.40m MAX)

With radiator, feature fireplace with gas fire installed, double glazed bay window to the front, understairs storage cupboard and internal door to the Kitchen-Diner

Kitchen

10' 9" MAX x 11' 2" MAX (3.28m MAX x 3.40m MAX)

Recently refitted modern kitchen with a range of wall and base units with worktops over, ceramic Belfast style double sink, electric oven, gas hob with cooker-hood over, feature

tile splashback, space and plumbing for either dishwasher or washing machine, space for freestanding fridge-freezer, radiator to wall, space for dining table, double glazed window and door to the conservatory and internal door to the Utility

Utility

7' 5" MAX x 4' 3" MAX (2.26m MAX x 1.30m MAX)

With wall and base units with worktops over, space and plumbing for either washing machine or tumble dryer, stainless steel sink and drainer, double glazed window to the side, radiator and internal door to Guest WC

Guest Wc

With low level WC, wash hand basin, radiator and double glazed window to the rear

Conservatory

13' 7" x 9' 2" (4.14m x 2.79m)

UPVC and brick built with double glazed windows to the sides and rear, french doors to the side providing access to the rear patio area.

First Floor Landing

With stairs from the ground floor, double glazed window to the side, loft access and doors to:

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)

With radiator and double glazed window to the front

Bedroom Two

10' 9" x 7' 1" (3.28m x 2.16m)

With radiator and double glazed window to the rear

Bedroom Three

7' 5" x 6' 8" (2.26m x 2.03m)

With radiator and double glazed window to the rear

Bathroom

Partially tiled suite comprising bath with mixer taps and electric shower over, low level WC, wash hand basin, radiator, extractor fan and double glazed window to the side

Outside

To the front is a driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed tiered garden with patio area, laid to lawn and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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