



Connells

Valleyside
Pelsall WALSALL



Property Description

Connells are pleased to bring to market this four bedroom detached family home situated in the ever-popular Pelsall village. Located within close proximity to local amenities, transport links and well regarded schools this property is a must-see! In brief the residence comprises of entrance porch, hall, guest WC, lounge-diner, sitting room, conservatory, fitted kitchen, utility, master bedroom with en-suite, three further bedrooms, family bathroom, off road parking to the fore and enclosed garden to the rear.

Approach Via

A tarmac driveway, grass lawns and access the property through a front door.

Entrance Porch

Having double glazed window to front and side, wall lighting and door to;

Hall

Having stairs rising to first floor, radiator and doors to;

Lounge-Diner

23' 8" x 11' 2" (7.21m x 3.40m)

Having double glazed window to front, feature radiators, spotlights and patio doors to;

Conservatory

10' 10" x 9' 8" (3.30m x 2.95m)

Being of brick and uPVC construction and having double glazed windows to side and rear with french doors to rear garden.

Sitting Room

16' 10" in to wardrobes x 7' 6" max (5.13m in to wardrobes x 2.29m max)

A converted garage having double glazed window to front, radiator and fitted wardrobes housing GCH boiler.

Kitchen

15' 6" max x 9' 6" max (4.72m max x 2.90m max)

Fitted kitchen having double glazed windows to the rear, a range of wall and base units with work surfaces over, sink/drain, electric cooker point with extractor hood over, space and plumbing for appliances, breakfast bar, radiator, tiling, door to rear garden and door to;

Utility

6' x 5' 4" (1.83m x 1.63m)

Having double glazed window to the side, space and plumbing for appliances.

Guest W.C

Having WC and wash hand basin.

First Floor Landing

Having loft access, radiator and doors to;

Master Bedroom

14' 8" max x 11' 8" max (4.47m max x 3.56m max)

Having double glazed window to front, radiator and door to,

En-Suite To Master

Having double glazed window to front, shower cubicle, WC, wash hand basin, heated towel radiator, extractor fan and complimentary tiling.

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)

Having double glazed window to front, radiator and built in wardrobes.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

Having double glazed window to rear, radiator and built-in wardrobes.

Bedroom Four

9' 6" x 8' 6" (2.90m x 2.59m)

Having double glazed window to the rear and radiator.

Family Bathroom

Having double glazed window to rear, bath, wash hand basin, WC, heated towel radiator, extractor fan and complimentary tiling.

Rear Garden

Having slabbed patio area, grass lawns, water pond, panel fencing and gated side access to fore.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316210



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