



Connells

Norton Road
Pelsall WALSALL



Property Description

SHOWHOME CONDITION A beautifully presented semi detached property situated in the sought after location of Pelsall village enjoying open aspect views to the front and briefly comprising of lounge, fitted breakfast kitchen, two bedrooms, first floor bathroom and enclosed rear garden.

Lounge

15' 8" max x 11' 2" max (4.78m max x 3.40m max)

Having a double glazed window to front, feature fireplace, radiator, stairs rising to first floor and door to:

Fitted Breakfast Kitchen

11' 1" x 10' 1" (3.38m x 3.07m)

Having a double glazed window and door to rear, fitted wall and base units with work tops over, built in washing machine, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, gch boiler, ceiling spotlights and tiled floor.



First Floor

Landing

Having loft access point and doors to:

Bedroom One

14' 2" max x 11' 2" max (4.32m max x 3.40m max)

Having two double glazed windows to front and vertical radiator

Bedroom Two

14' 2" max x 6' 5" max (4.32m max x 1.96m max)

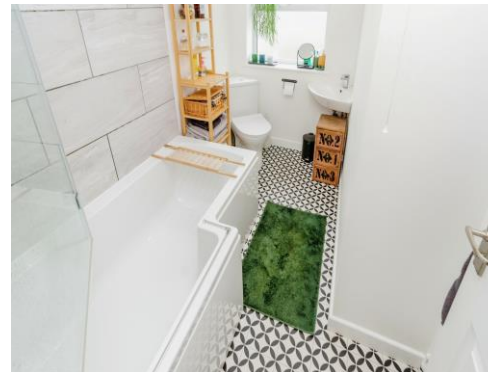
Having a double glazed window to rear, built in wardrobe and radiator

Bathroom

Having a double glazed window to rear, bath with shower over, wash hand basin, low level wc, radiator and complimentary tiling.

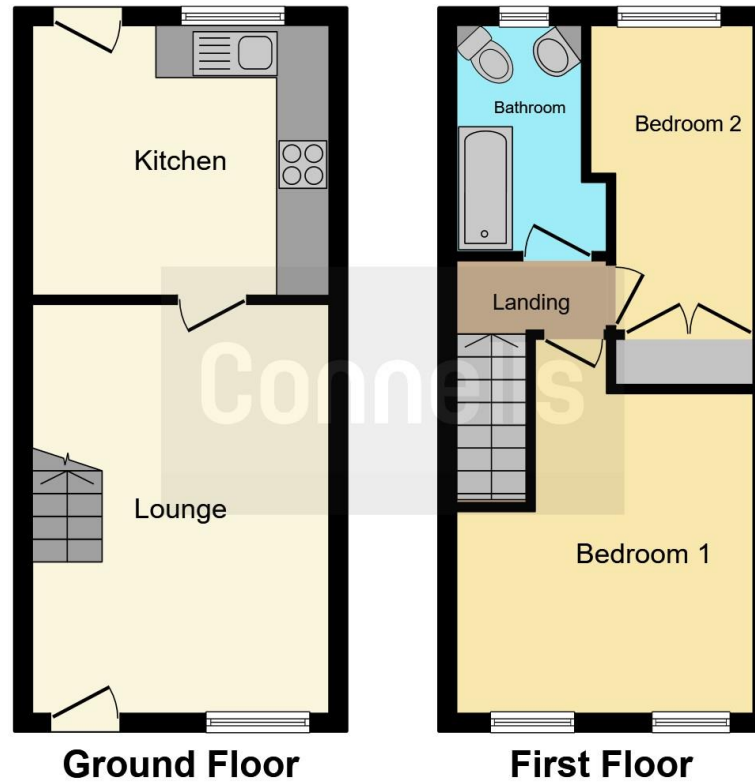
Outside

To the rear of the property is an enclosed awned garden with panel fencing, slabbed patio area, cold water tap, security light and gate providing side access.









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

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: C

view this property online connells.co.uk/Property/WSL316533

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL316533 - 0003