



YOU SAID I MUST  
EAT SO MANY LEMONS  
'CAUSE I AM  
SO BITTER

Connells

Norton Road  
Pelsall WALSALL



## Property Description

Situated in the sought after location of Pelsall, this well presented three bedroom semi-detached property enjoys open aspect views across Pelsall Common and offers spacious living accommodation. The property benefits from off road parking to the rear and briefly comprises of two reception rooms, fitted kitchen, re-fitted ground floor shower-room, three double bedrooms and enclosed rear garden.

## Access Via

A uPVC double glazed door opening into:

## Front Reception Room

12' 3" into recess x 10' 6" ( 3.73m into recess x 3.20m )

Having a double glazed window to the front, radiator and door to:

## Rear Reception Room

12' 4" into recess x 10' 9" ( 3.76m into recess x 3.28m )

Having two double glazed windows to the side, stairs rising to first floor, storage cupboard, radiator and door to:

## Fitted Kitchen

12' 4" x 8' 8" max ( 3.76m x 2.64m max )

Having a double glazed window and door to the side, a range of fitted wall and base units with work-tops over, plumbing for washing machine, integrated oven and hob, stainless steel sink and drainer, tiling to splash-backs,

radiator and door to:

## Shower-Room

Having a double glazed window to the rear, walk-in shower cubicle, wash-hand basin, low level wc, heated towel rail, GCH boiler and tiled floor.

## First Floor

### Landing

Having loft access point (boarded with ladder), radiator and doors to:

### Bedroom One

12' 4" into recess x 10' 6" ( 3.76m into recess x 3.20m )

Having a double glazed window to the front and radiator.

### Bedroom Two

10' 9" x 9' 2" into recess ( 3.28m x 2.79m into recess )

Having a double glazed window to the rear and radiator.

### Bedroom Three

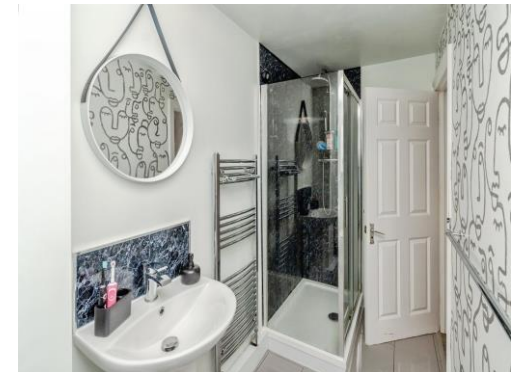
13' 8" max x 8' max ( 4.17m max x 2.44m max )

Having a double glazed window to the side and radiator.

### Outside

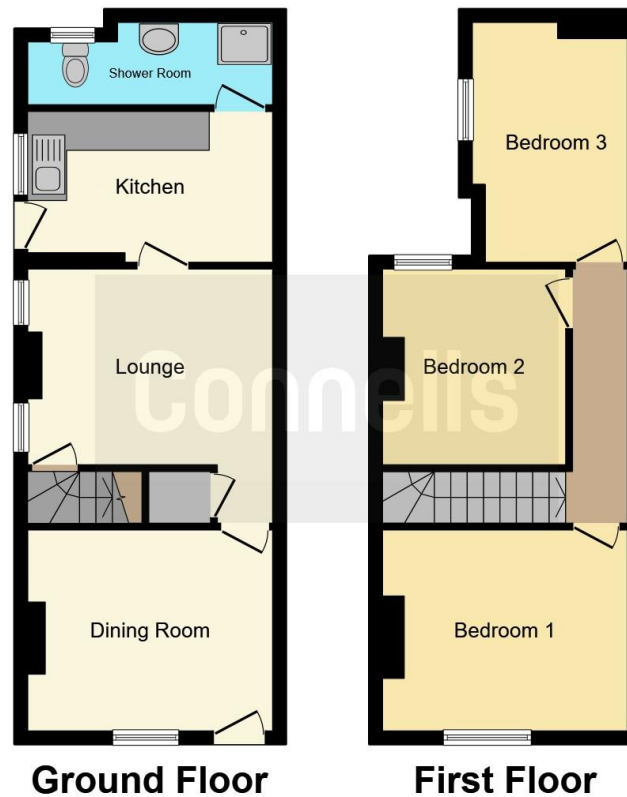
To the rear of the property is an enclosed rear garden with paved patio area, coldwater tap, gate providing side access.

To the side of the property is a shared driveway leading to off road parking.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL317819](http://connells.co.uk/Property/WSL317819)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL317819 - 0008