

# HUNTERS®

HERE TO GET *you* THERE



## Mallard Close

Pelsall, Walsall, WS3 5BZ

Offers In The Region Of £345,000



Council Tax: E



- DETACHED FAMILY HOME
- LOUNGE, SEPARATE DINING ROOM
- GUEST CLOAKROOM
- GARAGE WITH ELECTRIC DOOR
- DRIVEWAY PARKING FOR THREE CARS
- FOUR BEDROOMS (3 WITH FITTED WARDROBES)
- EXTENDED KITCHEN, CONSERVATORY
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED MATURE SOUTH FACING REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Family size detached house situated on the popular Moat Farm area of Pelsall. The property benefits from sealed unit double glazing, gas radiator central heating, burglar alarm system and in brief comprises: porch, hall, guest cloakroom, lounge, separate dining room, extended fitted kitchen, conservatory, four bedrooms (three with wardrobes), family bathroom with separate shower cubicle, garage with electric roller door, driveway parking for three cars and enclosed mature south facing rear garden.

### PORCH

having a sealed unit double glazed front entrance door with sealed unit double glazed windows to front and side.

### HALL

with a half glazed front door, radiator, under stairs storage cupboard and stairway leading to the first floor.

### GUEST CLOAKROOM

fitted with a white suite incorporating a low level W.C., hand basin, tiled splashback, front window and radiator.

### LOUNGE

16'8" (19'1" into bay) x 12'1" (5.08m (5.82m into bay) x 3.68m)

having a sealed unit double glazed front bay window, double panel radiator, brick fireplace with marble hearth & back and inset Living Flame gas fire and TV aerial socket.

### DINING ROOM

10'0" x 9'11" (3.05m x 3.02m)

with sealed unit double glazed bi-fold doors to the conservatory and radiator.

### CONSERVATORY

19'5" x 6'4" (3'6" min) (5.92m x 1.93m (1.07m min)) with hardwood sealed unit double glazed leaded windows, French doors to the garden, part wall panelling, light & power points.

### KITCHEN

17'2" x 14'3" (12'2"min) (5.23m x 4.34m (3.71mmin)) the extended kitchen is fitted with a range of matching base, drawer and wall mounted units, wall mounted display units, extensive work surfaces incorporating a 1 1/2 bowl sink top and drainer, electric cooker point, integrated fridge & freezer, space and plumbing for an automatic washing machine and dishwasher, double panel radiator, tiled splashback, tiled floor, inset spotlights, cupboard containing the Baxi central heating boiler, multi paned door to the conservatory, sealed unit double glazed rear window and skylight window.

### LANDING

with a sealed unit double glazed leaded side window, airing cupboard with hot water cylinder & shelving and ceiling hatch with retractable ladder giving access to the part boarded roof space.

### BEDROOM 1

13'4" into bay x 10'2" (4.06m into bay x 3.10m)

with a sealed unit double glazed leaded bay window to front, double panel radiator, fitted single

wardrobes to either side of bed with eye level units with light points above and fitted wardrobes with triple mirror sliding doors.

### BEDROOM 2

10'3" x 9'5" (12'4" max) (3.12m x 2.87m (3.76m max))

with a sealed unit double glazed leaded rear window, radiator, double wardrobe with hanging rail and mirror sliding doors.

### BEDROOM 3

7'5" x 7'4" (2.26m x 2.24m)

having a sealed unit double glazed rear window, radiator and wardrobe with hanging rail and shelving.

### BEDROOM 4

7'8" x 6'5" (2.34m x 1.96m )

with a sealed unit double glazed leaded front window and radiator.

### BATHROOM

12'3" x 5'7" (3.73m x 1.70m)

fitted with a matching suite incorporating a corner Spa bath, low level W.C., hand basin, shower cubicle with Triton electric shower, ceramic tiled splashbacks, wall mirrors, 2 radiators, shaver socket and sealed unit double glazed side window.

### GARAGE

18'4" x 8'3" (5.59m x 2.51m)

having an electric roller door, light & power points, skylight window, cold water tap.

### OUTSIDE

to the front, the property has a wide tarmac drive providing parking for three cars, exterior light points, mature shrub border and gate giving access to the south facing rear garden. To the rear the garden is enclosed by fencing and has a paved patio, exterior light points, steps to a lawned garden & circular patio area with summer house, mature borders, greenhouse and shed.



Road Map



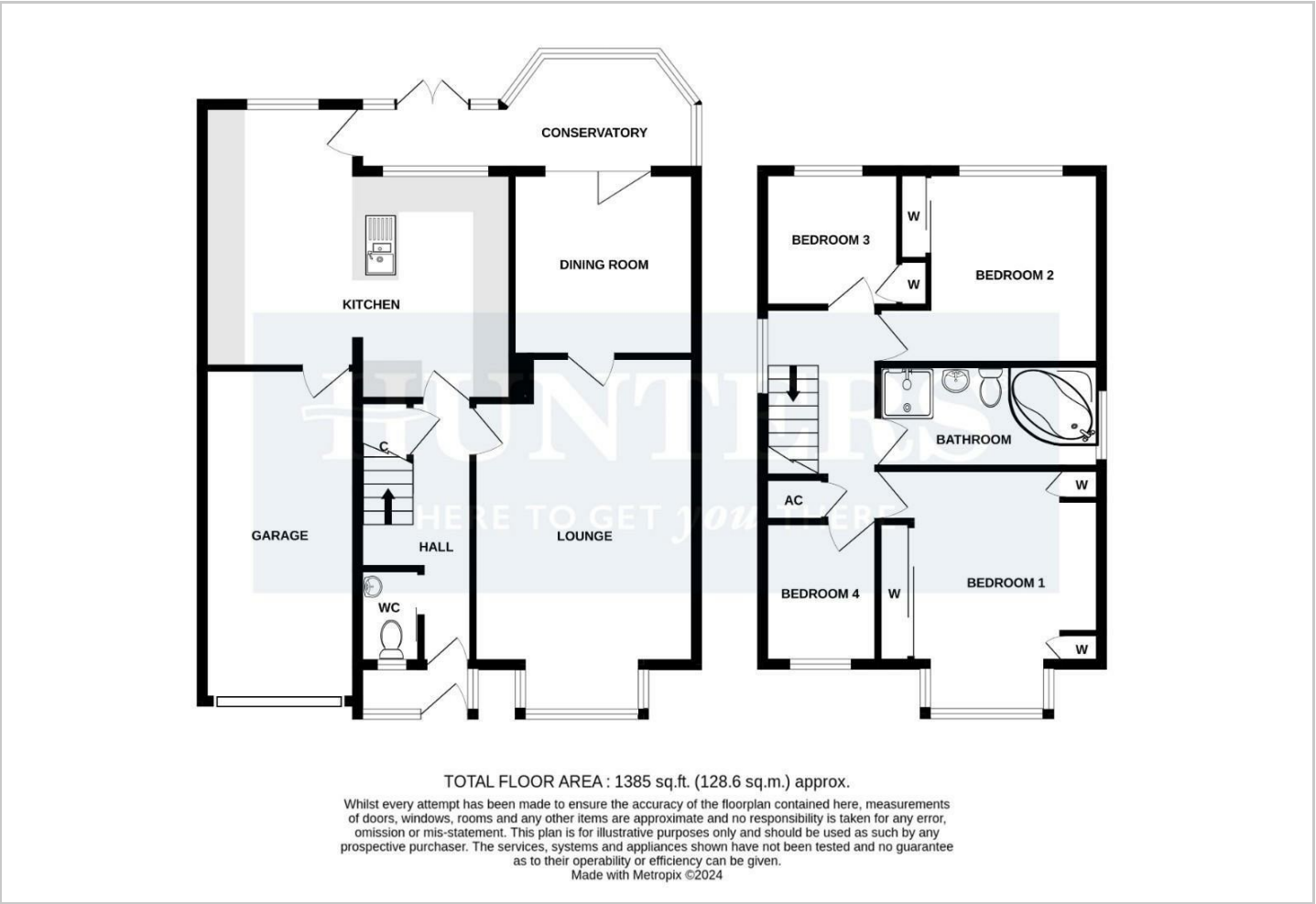
Hybrid Map



Terrain Map



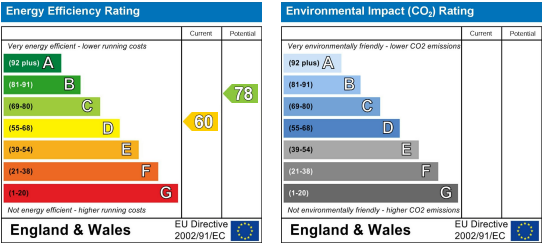
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.