

**VIEWING
BY APPOINTMENT
ONLY**

**44 Ashtree Road, Pelsall WS3 4LR
PRICE: £240,000**

Set in a popular location close to the centre on Pelsall a rare development opportunity arises to purchase a 3 bedroom home, in need of refurbishment, with a parcel of land to the side which benefits from planning permission to build a 3 bedroom end terrace home. Walsall Planning reference: 23/0733.



**Purchaser to be responsible for payment of the selling agents fees, 2% of the purchase price plus VAT.
Payable upon exchange of contracts.**

Book your **viewing...**

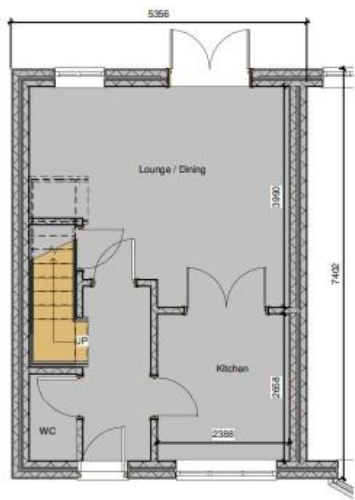
0121 353 9200

sales@paulcarrlandandnewhomes.co.uk



With you
every step
of the way

Proposed Floor Plans & Elevations



Ground Floor Plan



First Floor Plan



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