



**Land Adjacent to 16 Almond Close, Pelsall WS3 4LA  
PRICE: £140,000**

Offered for sale is the opportunity to purchase a plot of land with Outline Planning permission for a detached 4 bedroom family home.

These plans can be found on:

Walsall planning portal Ref: 20/0486 and 22/1225.

The finished property would be circa 1,800 ft<sup>2</sup>, excluding the garage, and we anticipate would sell well in todays market.

The Outline Planning includes off road parking for two cars as well as a garage, and sizeable rear garden.

Situated in a quiet established location within easy reach of all major road networks, schools, shops and further amenities this is in an ideal location for a new property and is only a few minutes drive away from the centre of Pelsall village.

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

Book your **viewing...**

0121 353 9200

sales@paulcarrlandandnewhomes.co.uk



PROPOSED STREET SCENE



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