



64 Lichfield Road, Pelsall,
Walsall, WS3 4HL

Offers in the Region Of £375,000

Pelsall

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Paul Carr Estate Agents are delighted to bring to market this well-presented family home situated set back off the Lichfield Road.

The home is located close to Ryders Hayes Primary School and Pelsall North Common Park.

The beautifully presented four-bedroom detached house comprises a porch leading to a welcoming entrance hall with good sized lounge off. The light and spacious kitchen/diner features modern wall and base units with integrated oven and hob and leads to a separate utility room with sink and space for multiple appliances along with access to a guest WC and garage. Completing the ground floor is a conservatory which overlooks the rear garden with French doors leading out on to the patio area.

Upstairs, there are four double bedrooms, bedroom three with shower and wash basin and a family bathroom with white suite comprising WC, wash basin and bath with shower head over.

Externally, the home has a large lawned garden with patio to the rear and a block paved driveway and lawned garden to the fore. Viewing is highly recommended to not miss out on this opportunity.





Property Specification

Porch -	3' 11" x 7' 3" (1.2m x 2.2m)
Lounge -	18' 8" x 14' 1" (5.7m x 4.3m)
Kitchen/Diner -	13' 0" x 17' 9" (3.96m x 5.4m)
Utility -	12' 10" x 7' 7" (3.9m x 2.3m)
W.C -	2' 7" x 5' 3" (0.8m x 1.6m)
Conservatory -	10' 2" x 9' 10" (3.1m x 3m)
Garage -	19' 0" x 7' 10" (5.8m x 2.4m)
Bedroom One -	12' 2" x 10' 10" (3.7m x 3.3m)
Bedroom Two -	12' 6" x 10' 10" (3.8m x 3.3m)
Bedroom Three -	18' 1" x 7' 10" (5.5m x 2.4m)
Bedroom Four -	8' 2" x 15' 1" (2.48m x 4.6m)
Bathroom -	8' 6" x 6' 7" (2.6m x 2.0m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 23rd October 2023

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

