



26 Hall Lane, Pelsall,  
Walsall, WS3 4JN

Offers in Excess of £450,000

# Pelsall

Offers in Excess of £450,000



Situated in a highly sought after residential location, within easy reach of the centre of Pelsall with its excellent range of amenities and with highly regarded schools nearby this fabulous detached, dormer bungalow boasts well-proportioned and immaculately presented accommodation and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to useful under-stairs storage cupboard, light and airy living room with bay window to the front elevation and attractive, wall mounted feature gas fire and the stunning breakfast kitchen which features a range of wall, base and larder units, breakfast bar, "Quooker" boiling water tap, integrated dishwasher, washing machine, full height fridge and freezer, pull-out bin drawer, microwave, double oven, warming drawers and 5-ring induction hob with extractor over and being open into the conservatory which overlooks the rear garden.

Completing the ground floor there are two generous double bedrooms (one of which has previously been used as a dining room) and the well-equipped and fully tiled, luxury bathroom with suite comprising WC, wash basin with contemporary vanity unit with pull-out drawers, striking freestanding roll-top bath and corner shower cubicle with mains shower over.

To the first floor there is a further excellent double bedroom with a range of fitted storage, cupboard housing central heating boiler and access to superb ensuite shower room with suite comprising WC, wash basin and shower cubicle with electric shower over and giving access to a useful eaves storage area.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / bushes, paved and decked areas and access to brick-built store and there is driveway parking to the front of the property with access to a detached garage.





## Property Specification

Hall

Lounge - 5.58m (18'4") max into bay x 3.33m (10'11")

Breakfast Kitchen - 5.81m (19'1") max x 4.33m (14'2") max

Conservatory - 3.62m (11'10") x 3.18m (10'5")

Bedroom Two/Dining Room - 4.36m (14'4") into bay x 3.55m (11'8")

Bedroom 3 - 4.33m (14'2") x 3.04m (10')

Bathroom - 2.74m (9') x 2.46m (8'1")

First Floor

Bedroom One - (First Floor) 5.32m (17'5") max x 3.59m (11'9") max into wardrobes

Ensuite - 2.59m (8'6") max into shower x 1.65m (5'5")

Detached Garage - 4.90m (16'1") x 3.91m (12'10")

Brick Built Store - 3.91m (12'10") x 1.45m (4'9")

### 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:

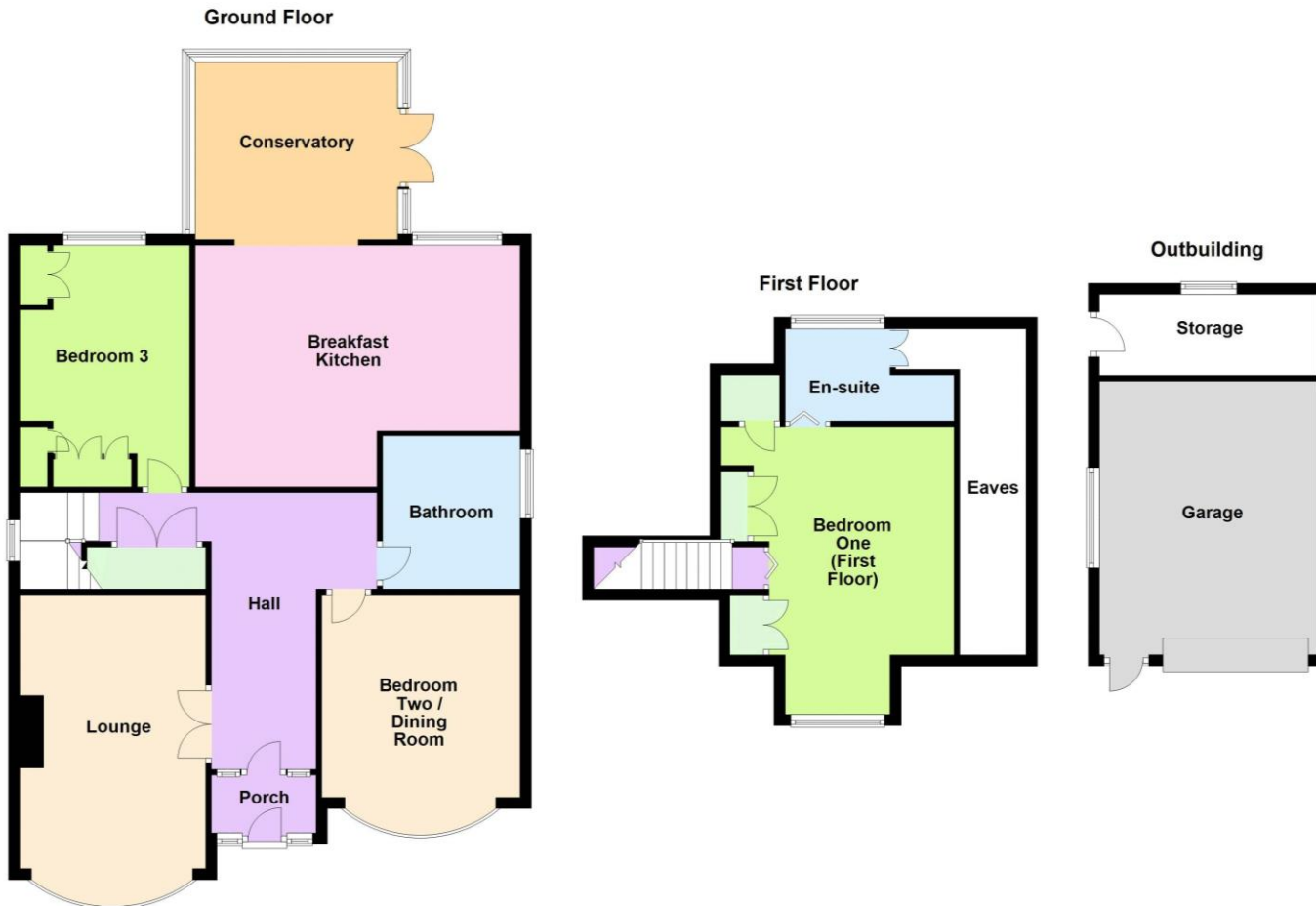
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

