



Hall Lane, Pelsall  
Walsall, WS3 4JN

Offers Over £300,000



# Pelsall

Offers Over £300,000

3



1



2



Occupying a popular location, within easy reach of the excellent amenities of Pelsall and with access to schools and transport links nearby, this well-proportioned, detached bungalow provides excellent scope for modernisation / improvement to realise its full potential and an internal viewing is highly recommended.

Offered for sale with the benefit of no onward chain, internal inspection reveals a welcoming entrance hallway, light and airy lounge with bay window to the front elevation, dining room with French windows opening into the rear garden and well-appointed kitchen with a range of wall / base units, integrated dishwasher and door into the rear porch which gives access to the garden.

Completing the accommodation there are three excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained and good-sized rear garden is laid mainly to lawn with a selection of shrubs / bushes and a patio area and there is a block paved driveway which provides off-road parking and gives access to the detached garage which also features two useful brick-built storage areas.



# Property Specification



## Hall

## Lounge

4.68m (15'4") into bay x 3.65m (12')

## Dining Room

3.66m (12') x 3.01m (9'10") plus recess

## Kitchen

3.68m (12'1") into bay x 3.13m (10'3")

## Bedroom 1

3.66m (12') x 3.38m (11'1")

## Bedroom 2

3.66m (12') max x 3.33m (10'11") max

## Bedroom 3

3.65m (12') x 2.26m (7'5")

## Bathroom

2.20m (7'3") x 1.84m (6')

## Detached Garage

4.89m (16'1") x 2.50m (8'2")

## 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: 7th November 2023

## Viewer's Note:

Services connected:	Electricity, gas, water and 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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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

