



Wood Lane, Pelsall  
Walsall, WS3 5DY

Offers in the Region Of £265,000

# Pelsall

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Set within easy reach of amenities, schools and transport links, this fabulous, extended semi boasts beautifully presented accommodation, ideally suited to being a superb family home, and an internal viewing is highly recommended to fully appreciate the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, light and airy open-plan lounge / dining room with bay window to the front elevation and patio doors to the rear and well-appointed kitchen which features a range of modern, gloss fronted wall and base units, integrated oven and hob with extractor over, plumbing for a washing machine, access to garage and door leading into the rear garden.

To the first floor there are three excellent double bedrooms and the well-equipped bathroom with suite comprising WC, wash basin with vanity unit, bath and double shower cubicle with mains shower over.

Externally, the good-sized rear garden is laid mainly to lawn with a paved patio area and there is driveway parking to the front of the property with access to the garage via an up-and-over door.





## Property Specification

### Hall

### Open-Plan Lounge / Dining Room

Dining Area 3.72m (12'2") into bay x 3.17m (10'5")

Lounge Area 3.43m (11'3") x 3.17m (10'5")

Kitchen 4.42m (14'6") x 2.32m (7'7")

Garage 5.90m (19'4") x 2.36m (7'9")

### Landing

Bedroom 1 4.40m (14'5") max x 4.25m (13'11") max

Bedroom 2 3.84m (12'7") into bay x 3.17m (10'5")

Bedroom 3 3.50m (11'6") x 3.17m (10'5")

Bathroom 4.42m (14'6") x 2.32m (7'7")

## Viewer's Note

Services connected: Gas, electricity, water and drainage.  
 Council tax band: B  
 Tenure: Freehold

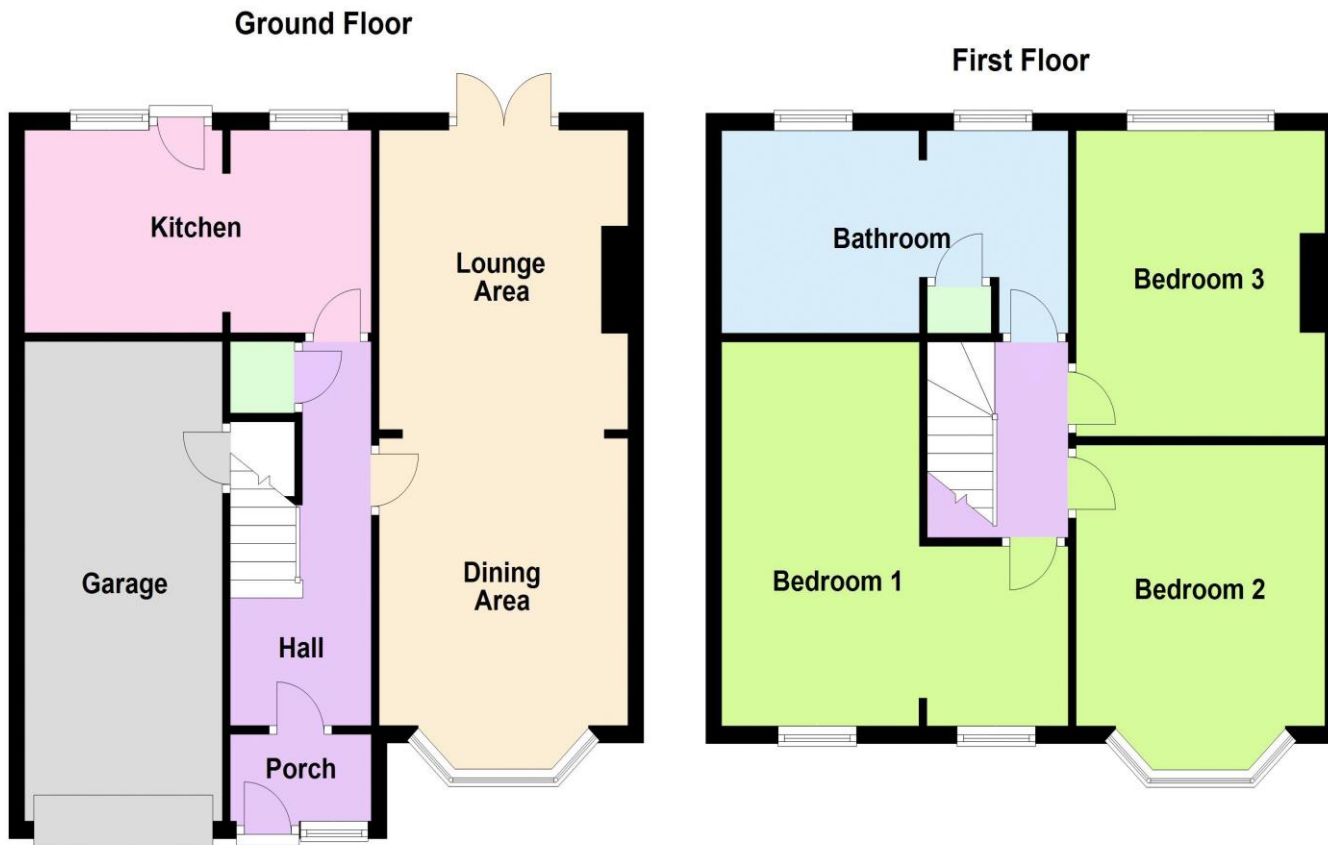
## Agent's Note

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:

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

