



11 Canterbury Close, Pelsall,
Walsall, WS3 4PB

£360,000

Pelsall

£360,000

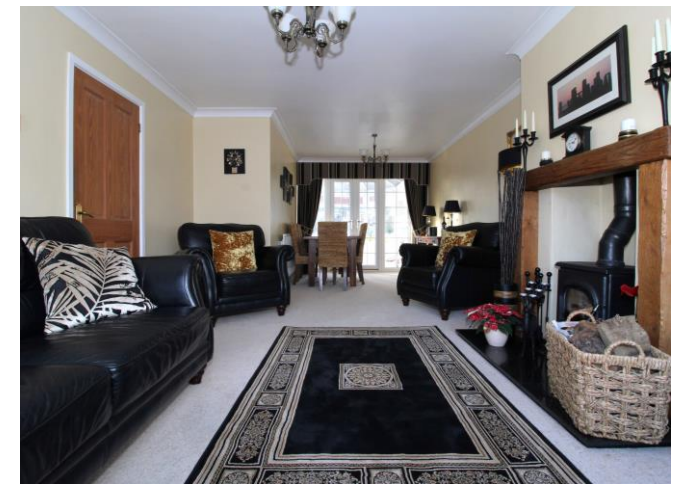


Set in a popular Cul-de-Sac location, within easy reach of amenities, schools and transport links, this superb semi-detached house boasts beautifully presented accommodation with an internal viewing highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, spacious through lounge/dining room with bay window to the front elevation, feature fireplace with multi-fuel stove and French windows to the rear leading into the conservatory which overlooks the rear garden. Completing the ground floor there is the beautifully appointed kitchen/breakfast room which features a range of wall and base units, integrated dishwasher, Neff oven, microwave oven and hob with extractor over, roof lantern over breakfast area, door to garage (which features a useful utility area) and French windows into the rear garden.

To the first floor there are three excellent bedrooms (two doubles and a single) and the bathroom with suite comprising WC, wash basin and bath with mains shower over. A further staircase leads up from the landing to the second floor where there is a further generous double bedroom.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs/plants and a timber decked area and there is an attractive block paved driveway to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

Lounge/Dining Room -

7.53m (24'9") max into bay
x 3.66m (12') max / 2.69m (8'10") min

Kitchen/Breakfast Room -

5.71m (18'9") x 2.51m (8'3")

Conservatory - 3.20m (10'6") x 2.43m (8') max

Bedroom 1 - 3.66m (12') x 3.39m (11'1")

Bedroom 2 - 3.43m (11'3") x 3.26m (10'9")
plus recess plus 0.18m (0'7")
x 0.18m (0'7")

Bedroom 3 - 2.37m (7'9") x 1.93m (6'4")

Bedroom 4 - 4.55m (14'11") x 3.66m (12')
plus recess

Bathroom - 1.97m (6'6") x 1.67m (5'6")

Garage - 5.01m (16'5") x 2.67m (8'9")

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: 6th January 2024

Viewer's Note:

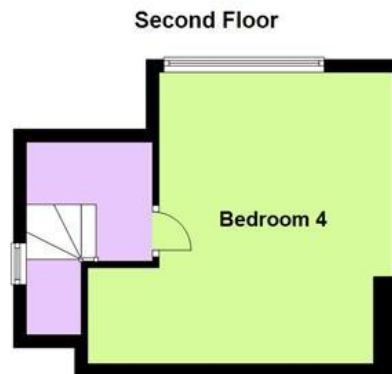
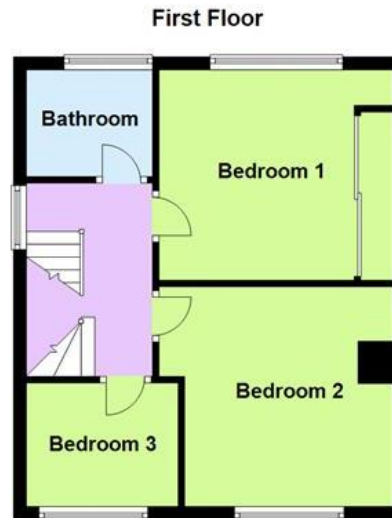
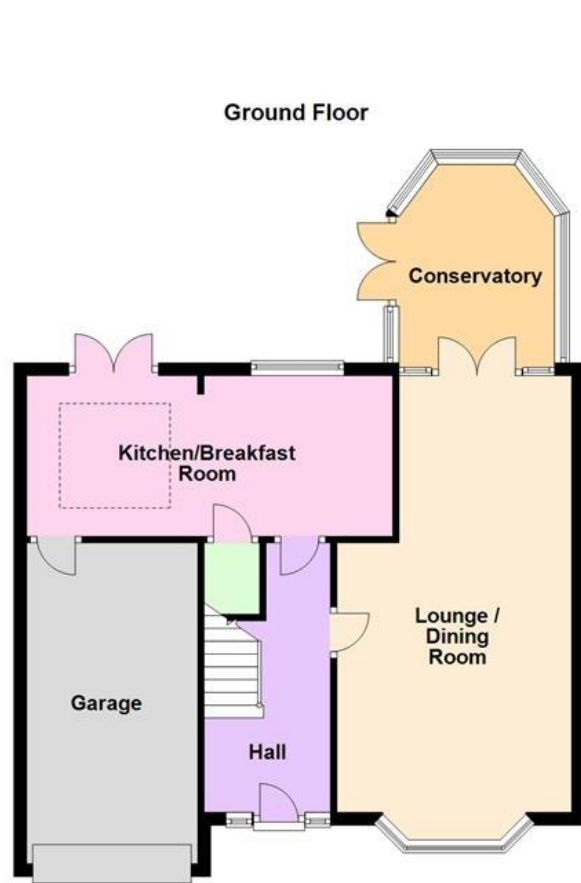
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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		
(55-68) D		
(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

