



88 Clockmill Road, Pelsall,  
Walsall, WS3 4AJ

Offers in the Region Of £220,000

# Pelsall

Offers in the Region Of £220,000



Clockmill Road is brought to the market offering much improved and well presented accommodation. The property is approached via a driveway providing off road parking for two vehicles along with centre pathway and flower borders and leads to the welcoming porch entrance.

Internally, the ground floor accommodation benefits from a spacious entrance hallway with space for a breakfast table, stairs to the first floor and doors off. There is a well presented and spacious through lounge and dining area which benefits from bow window overlooking the front elevation and sliding patio doors into the rear garden.

To the rear of the ground floor there is a fitted kitchen which benefits from a comprehensive range of wall and base units along with inset sink unit, integrated oven and hob and work surfaces. The kitchen also provides access to the useful covered side entry with useful utility space and ground floor WC off.

To the first floor, there are two double bedrooms along with a well appointed shower room.

To the rear there is a delightful garden which is mainly laid to lawn with a range of shrub and flower borders.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.





## Property Specification

Hallway -	2.96m (9'9") max x 2.53m (8'4")
Lounge/Diner -	5.90m (19'4") x 3.23m (10'7")
Kitchen -	2.84m (9'4") x 2.53m (8'4")
Side Entry / Utility -	5.60m (18'4") x 1.05m (3'5")
WC -	1.05m (3'5") x 0.76m (2'6")
Bedroom 1 -	4.87m (16') x 2.96m (9'9")
Bedroom 2 -	3.63m (11'11") x 2.84m (9'4")
Shower Room -	2.12m (7') x 1.81m (5'11") max

### 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: 20th January 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

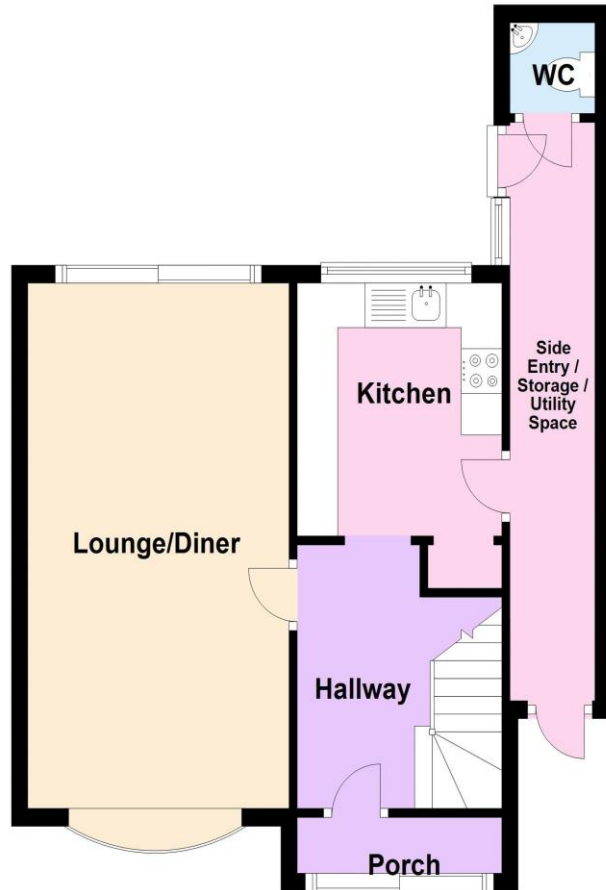
Council tax band: B

Tenure: Freehold

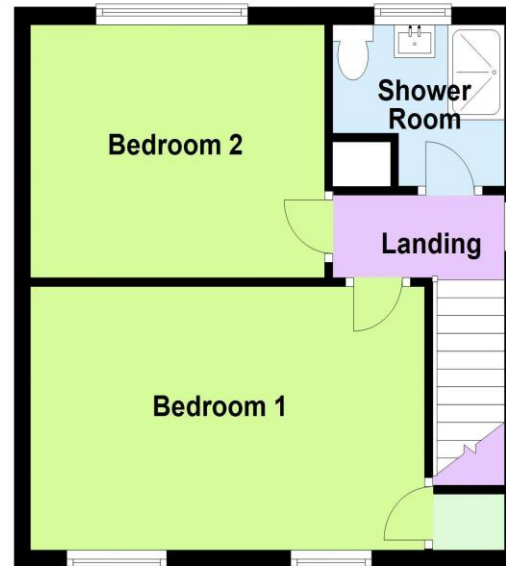
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		94
(69-80) <b>C</b>		
(55-68) <b>D</b>	96	
(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

