



2 Hall Lane, Pelsall,
Walsall, WS3 4JQ

Offers in the Region Of £600,000

Pelsall

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Set in a highly sought after residential location, within easy reach of amenities, schools and transport links, this impressive, detached family home boasts neatly presented accommodation and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with attractive feature flooring, stairs to first floor and access to under-stairs storage cupboard, light and airy front lounge with bay window and feature fireplace with gas fire inset and open-plan family/dining room with a large window to the front elevation, stunning fireplace housing a log burner and French Windows to the rear garden.

Completing the ground floor there is the beautifully appointed kitchen / breakfast room which features a range of wall and base units, granite worktops with breakfast bar, integrated fridge, freezer and dishwasher, space for a range-style cooker, French windows to the rear and door leading into the useful utility room which has further fitted units, plumbing for a washing machine, access to guest WC and garage and door leading into the rear garden.

To the first floor, bedroom one is a generous double bedroom with windows to front, rear and side elevations and access to ensuite shower facilities and there are three further bedrooms - two doubles and a single - and the superb family bathroom with suite comprising WC, wash basin, bath and separate shower cubicle with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs, trees and bushes and a paved patio area and there is a generous front garden with further lawned areas, trees, bushes and a large driveway providing off-road parking for multiple vehicles.





Property Specification

| | |
|-----------------------|---|
| Porch - | 2.28m (7'6") x 1.34m (4'5") |
| Hall - | 3.71m (12'2") x 2.28m (7'6") |
| Family/Sitting Area - | 4.25m (13'11") x 4.18m (13'9") max |
| Dining Area - | 3.35m (11') x 3.24m (10'7") |
| Lounge - | 4.64m (15'2") max into bay x 3.71m (12'2") |
| Breakfast Kitchen - | 5.78m (18'11") max x 5.58m (18'4") max |
| Utility - | 4.23m (13'10") max x 2.39m (7'10") max |
| WC - | 1.38m (4'6") x 0.80m (2'7") |
| Garage - | 5.66m (18'7") x 2.60m (8'6") |
| Bedroom 1 - | 7.92m (26') max x 3.39m (11'1") max |
| En-suite - | 3.24m (10'7") x 1.20m (3'11") |
| Bedroom 2 - | 3.71m (12'2") x 3.48m (11'5") |
| Bedroom 3 - | 3.48m (11'5") x 3.03m (9'11") |
| Bedroom 4 - | 2.28m (7'6") x 2.04m (6'8") |
| Bathroom - | 2.65m (8'8") x 2.54m (8'4") |

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: 13th October 2023

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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 | | 74 |
| (55-68) | D | 61 | |
| (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

