



224 Wolverhampton Road, Pelsall,
Walsall, WS3 4AQ

Offers in the Region Of £254,800

Pelsall

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Set within easy reach of amenities, schools and transport links, this fabulous end-terraced house boasts immaculately presented, extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a light and airy living room with bay window, feature fireplace with marble surround and remote control gas fire inset, stairs to first floor and door through into the dining area which provides space for a table, gives access to the useful study/hobby room and is open into the stunning kitchen extension which is bathed in light from two skylights and a three leaf bi-fold door and features a range of stylish wall/base units, quartz worktops, breakfast bar, integrated dishwasher, microwave oven, double oven and gas hob with extractor over, plumbing for a washing machine and space for American style fridge/freezer.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - and the superb shower room with tiled walls and suite comprising WC, wash basin with vanity unit and double shower cubicle with mains shower over.

Externally, the low maintenance rear garden features paved and decked areas and there is off-road parking available.





Property Specification

Lounge -	5.81m (19'1") into bay x 3.95m (12'11") max
Breakfast Kitchen -	5.32m (17'6") x 2.62m (8'7")
Dining Area -	3.80m (12'6") x 3.06m (10') max
Study -	2.40m (7'11") x 2.02m (6'8")
Bedroom 1 -	3.95m (12'11") x 3.74m (12'3")
Bedroom 2 -	3.72m (12'2") x 3.24m (10'7")
Bedroom 3 -	2.58m (8'6") x 2.34m (7'8")
Shower Room -	2.80m (9'2") x 1.51m (4'11")

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: 22nd February 2024

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: B

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		91
(69-80) C	69	
(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

