



White Hollies, Pelsall
Walsall, WS3 5EU

Offers in the Region Of £350,000

Pelsall

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Constructed in 1999 by Barratt Homes, this well proportioned "Gloucester" design detached house is ideally situated for access to schools, amenities and transport links and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a good sized living room with stairs to first floor, window to front elevation, feature fireplace with gas fire and archway into the dining area which has French windows to the rear garden and door into the well appointed kitchen which has a range of fitted units, integrated fridge, freezer, oven and hob with extractor over and access to the useful utility room which has plumbing for a washing machine, door to rear garden and guest WC off.

To the first floor, bedroom one is a generous double bedroom with ensuite shower facilities and there are three further excellent bedrooms and the family bathroom with white suite comprising WC, wash basin with fitted storage beneath and bath.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs / bushes and there is driveway parking to the front of the property with access to the garage.





Property Specification

Lounge	4.75m (15'7") max x 4.13m (13'7") max
Dining Room	2.85m (9'4") x 2.31m (7'7")
Kitchen	2.91m (9'6") x 2.85m (9'4")
Utility	1.50m (4'11") x 1.48m (4'10")
WC	1.50m (4'11") x 1.27m (4'2")
Garage	5.08m (16'8") x 2.57m (8'5")
Landing	
Bedroom 1	4.10m (13'5") x 3.16m (10'4") max
En-suite	1.88m (6'2") x 1.39m (4'7")
Bedroom 2	3.63m (11'11") x 2.69m (8'10")
Bedroom 3	2.86m (9'5") x 2.06m (6'9")
Bedroom 4	3.33m (10'11") max x 2.69m (8'10") max
Bathroom	1.97m (6'6") x 1.70m (5'7")

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.

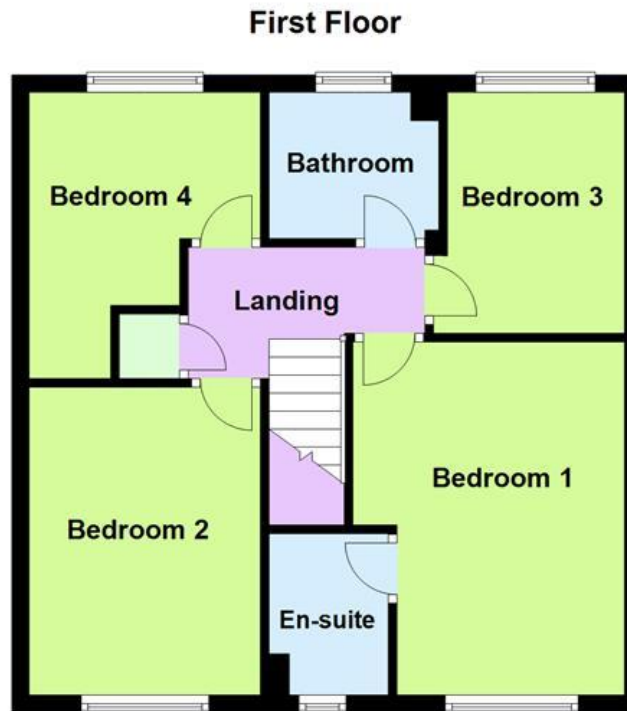
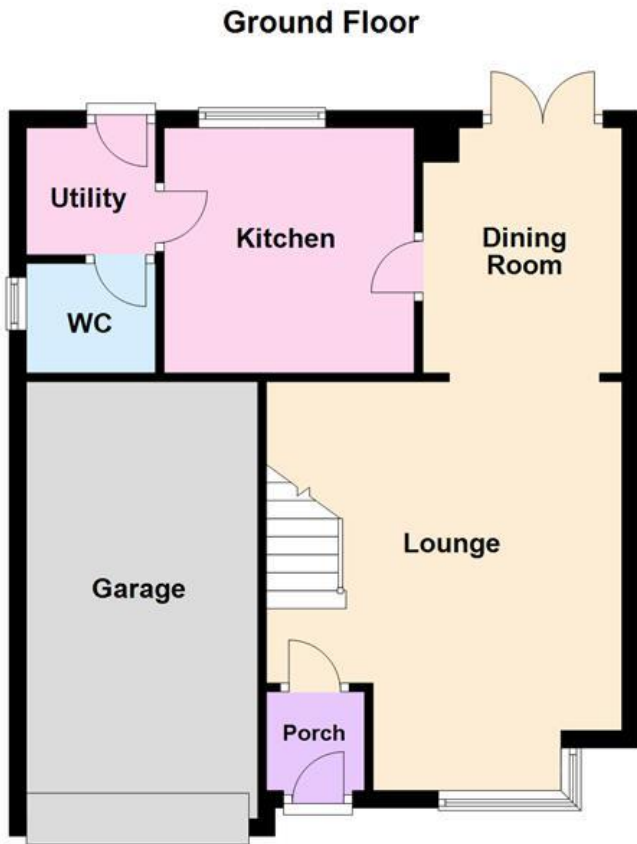
Came on the market:

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

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	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

