



31 Field Lane, Pelsall
Walsall, WS4 1DN

Offers in the Region Of £375,000

Pelsall

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Set on a generous corner plot, within easy reach of amenities, schools and transport links, this extended, detached residence offers neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and study/playroom off, light and airy open-plan lounge/dining room having bay window to the front, attractive feature fireplace with gas fire inset and "tilt-and-slide" door leading into the conservatory which overlooks the rear garden. Completing the ground floor there is the well-appointed kitchen/breakfast room with space for breakfast table, a range of fitted units, integrated dishwasher, fridge, Neff double oven and grill, induction hob with extractor over and door to useful utility area with guest WC off and door to rear garden.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single with a dressing area and the well-equipped bathroom with suite comprising WC, twin wash basins, bath and shower cubicle.

Externally, the neatly maintained and good-sized rear garden feature a range of trees, shrubs and bushes with lawn and paved patio areas and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles and giving access to two useful garages.





Property Specification

| | |
|---------------------|---|
| Lounge Area - | 3.43m (11'3") plus bay x 3.35m (11') |
| Dining Area - | 3.45m (11'4") x 3.30m (10'10") |
| Conservatory - | 3.25m (10'8") x 2.30m (7'7") |
| Breakfast Kitchen - | 4.95m (16'3") x 2.74m (9') max |
| Utility Area - | 3.20m (10'6") x 1.30m (4'3") |
| WC - | 1.65m (5'5") x 0.74m (2'5") |
| Study/Playroom - | 4.18m (13'8") x 2.20m (7'3") |
| Bedroom 1 - | 3.47m (11'4") x 3.35m (11') |
| Bedroom 2 - | 3.45m (11'4") plus bay x 3.05m (10') |
| Bedroom 3 - | 4.19m (13'9") x 2.24m (7'4") |
| Dressing Area - | 2.43m (8') x 2.05m (6'9") |
| Bathroom - | 4.14m (13'7") x 2.47m (8'1") |
| Garage One - | 5.18m (17') x 3.22m (10'7") |
| Garage Two - | 4.14m (13'7") x 2.44m (8') |

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 March 2024

Viewer's Note:

Services connected: Gas, Electric, Water & 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

