



34 Maple Road, Pelsall,
Walsall, WS3 4JJ

Offers in the Region Of £235,000

Pelsall

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Paul Carr Estate Agents are delighted to offer for sale this semi-detached bungalow situated in the ever-popular Pelsall, located just off Hall Lane.

Brought to the market with the advantage of no upward chain, the property briefly comprises two bedrooms, good size lounge/diner, kitchen, bathroom, rear garden along with garage and driveway.

Offering excellent potential for modernisation and improvement, viewing is recommended at the earliest possible opportunity.





Property Specification

Hall -	3.37m (11'1") x 0.94m (3'1")
Lounge -	6.87m (22'6") x 3.47m (11'5")
Kitchen -	3.25m (10'8") x 2.86m (9'4")
Bedroom -	3.25m (10'8") x 2.95m (9'8")
Bedroom -	3.40m (11'2") x 2.73m (8'11")
Bathroom -	1.87m (6'2") x 1.69m (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: 5th April 2024

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: C

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		on
(69-80)	C		
(55-68)	D	on	
(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

