



214 Wolverhampton Road, Pelsall,  
Walsall, WS3 4AQ

Offers in the Region Of £240,000

# Pelsall

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Set within easy reach of schools, amenities and transport links, this superb end-terraced house boasts beautifully presented accommodation, ideally suited to a first-time buyer or young family alike, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy living room with bay window to the front elevation, further window to the side and feature fireplace with gas fire inset, separate dining room and well-appointed kitchen with a range of wall/base units, integrated fridge, double oven and hob with extractor over and door into the rear garden.

To the first floor there are three excellent bedrooms (two generous doubles and a good sized single), bathroom with washbasin and bath with shower mixer tap fitment and a separate WC.

Externally, the neatly maintained rear garden features lawned and paved areas with access to a useful store/utility room and there is off-road parking to the front with access to the garage.





## Property Specification

Lounge -	3.94m (12'11") x 3.47m (11'5") max
Dining Room -	3.22m (10'7") x 2.41m (7'11")
Kitchen -	3.11m (10'2") x 2.58m (8'5")
Bedroom 1 -	3.94m (12'11") x 3.50m (11'6")
Bedroom 2 -	3.78m (12'5") x 3.25m (10'8") plus 0.91m (3') x 0.91m (3')
Bedroom 3 -	2.57m (8'5") x 2.48m (8'2")
Bathroom -	1.87m (6'2") x 1.48m (4'10")
WC -	1.48m (4'10") x 0.77m (2'6")

### 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: 18th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & 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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

