



49 Ashtree Road, Pelsall,
Walsall, WS3 4LS

£220,000

Pelsall

£220,000



Set in a popular residential location, within easy reach of the centre of Pelsall with it's excellent range of amenities and with access to schools and transport links nearby, this neatly presented semi-detached property would make an ideal purchase for a first time buyer and an internal viewing is essential to fully appreciate the property on offer.

Internal inspection reveals a welcoming dining / sitting room with stairs leading to the first floor, window to the front elevation and archway leading into the inner lobby with built in storage cupboard and leading on into the good-sized lounge area. Completing the ground floor there is the well-appointed kitchen which features a range of wall and base units, integrated fridge, freezer, oven and hob, plumbing for a washing machine, door to the rear garden and access to the bathroom which has a white suite comprising WC, wash basin and bath.

To the first floor there are two excellent bedrooms, the smaller of which features a built-in storage cupboard.

Externally, the good-sized rear garden is laid mainly to lawn with a selection of shrubs / bushes, paved patio area, timber built shed and brick storage area and there is off-road parking to the front of the property.





Property Specification

Dining Room - 3.63m (11'11") x 3.46m (11'4")

Lounge - 3.63m (11'11") x 3.44m (11'3")

Kitchen - 2.80m (9'2") x 2.25m (7'5")

Bathroom - 2.58m (8'6") x 2.25m (7'5")

Bedroom 1 - 3.63m (11'11") x 3.44m (11'3")

Bedroom 2 - 3.46m (11'4") x 2.65m (8'8")

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: 16th April 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			94
(69-80) C			
(55-68) D		65	
(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

