



1 Peolsford Road, Pelsall,  
Walsall, WS3 4NA

Offers in the Region Of £265,000

# Pelsall

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Set within easy reach of amenities, schools and transport links, this fabulous, end-terraced property boasts well-presented accommodation arranged over three storeys with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a light and airy, open-plan kitchen/dining room which features a range of gloss fronted wall / base units, integrated dishwasher, oven and hob with extractor over, plumbing for a washing machine, access to secure side access, stairs to first floor and door into the dual aspect living room with bow window to the front elevation and French windows to the rear garden.

To the first floor there are three excellent bedrooms - the largest of which has fitted wardrobes - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

A staircase leads from the landing the second floor where there is a further spacious double bedroom with Juliet balcony and access to ensuite shower facilities.

Externally, the low maintenance rear garden is laid mainly to artificial lawn with a paved patio area and a brick-built garden room with power and lighting supplied and there is a generous driveway to the front of the property.





## Property Specification

Lounge -	5.64m (18'6") x 3.35m (11')
Kitchen/Diner -	5.64m (18'6") x 3.69m (12'1")
Utility Area -	0.84m (2'9") x 0.84m (2'9")
Bedroom 2 -	4.00m (13'1") max into wardrobes x 3.00m (9'10") plus recess
Bedroom 3 -	3.82m (12'6") max into under-stairs area x 2.76m (9'1") max
Bedroom 4 -	2.58m (8'5") x 2.18m (7'2") plus recess
Bathroom -	2.95m (9'8") max x 1.72m (5'8") max
Bedroom 1 -	4.47m (14'8") excluding "alcoves" x 4.10m (13'6")
Ensuite -	2.74m (9') x 1.28m (4'2")

### 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: 26th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

