



53 Broad Way, Pelsall,
Walsall, WS4 1AN

Offers in the Region Of £290,000

Pelsall

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Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this neatly presented, detached house retains potential for modernisation/improvement and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and access to under-stairs storage cupboard, light and airy living room with large window to the front elevation, separate dining room and well appointed kitchen which features a range of wall/base units, integrated fridge, gas cooker point and door into the useful utility room which has plumbing for a washing machine, door to rear garden and access to the ground floor shower room.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - bathroom with bath and wash basin and a separate WC accessed via the landing.

Externally, the good sized and neatly maintained rear garden is laid mainly to lawn with a selection of shrubs/bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage via an "up-and-over" garage door.





Property Specification

Hall

Lounge - 4.38m (14'4") x 3.11m (10'2") plus recess

Dining Room - 3.54m (11'7") x 2.86m (9'5")

Kitchen - 2.70m (8'10") x 2.60m (8'6")

Utility - 2.50m (8'2") x 1.46m (4'9")

Shower Room - 2.50m (8'2") x 0.87m (2'10")

Garage - 4.53m (14'10") x 2.63m (8'8")

Bedroom 1 - 3.53m (11'7") x 3.07m (10'1") plus recess

Bedroom 2 - 3.53m (11'7") x 3.07m (10'1") max into recess

Bedroom 3 - 2.66m (8'9") x 2.50m (8'2")

Bathroom - 1.65m (5'5") x 1.50m (4'11")

WC

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: 14th May 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		
(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

