



7 Mallard Close, Pelsall,
Walsall, WS3 5BZ

£345,000

Pelsall

£345,000



Set in a pleasant cul-de-sac location, within easy reach of the excellent amenities of Pelsall and with access to schools and transport links nearby, this superb, detached property offers neatly presented accommodation with an internal inspection essential to fully appreciate all it has to offer.

Set back behind a driveway with ample lighting and floodlights to the front, side and rear, access to the fully alarmed property is via a porch with internal inspection revealing a welcoming entrance hallway with stairs to first floor, access to under-stairs storage cupboard and guest WC off, light and spacious lounge with bay window to the front, feature fireplace with gas fire inset and door into the separate dining room which features bi-fold doors into the good sized conservatory which overlooks the rear garden.

Completing the ground floor there is a generously proportioned and well-appointed breakfast kitchen which has a wide range of wall/base units, integrated fridge and freezer, plumbing for a washing machine and dishwasher, electric cooker point, skylight, door to the conservatory and access to the garage which features a further skylight, tap and has power and lighting.

To the first floor, a landing with access to the loft space via aluminium ladders leads to four excellent bedrooms - two generous double bedrooms with fitted wardrobes and two singles (the smallest room would make an ideal hobby room or study), one of which houses an integral wardrobe - and the well-equipped family bathroom with suite comprising WC, wash basin, corner Jacuzzi bath and separate shower cubicle with electric shower over.

Externally, there is a good sized and neatly maintained rear garden which features lawned and paved areas, a selection of shrubs, plants and bushes, garden tap, a summerhouse, greenhouse and timber-built garden shed and there is driveway parking to the front of the property with access to the garage via an electric roller shutter door.





Property Specification

Porch -	1.90m (6'3") x 0.83m (2'9")
Hall -	3.14m (10'4") x 0.89m (2'11")
Lounge -	5.84m (19'2") max into bay x 3.67m (12')
Dining Room -	3.06m (10'1") x 3.02m (9'11")
Kitchen/Family Room -	5.23m (17'2") max x 4.35m (14'3") max
Conservatory -	5.91m (19'5") x 1.25m (4'1")
WC -	1.52m (5') x 0.91m (3')
Bedroom 1 -	4.05m (13'3") max into bay x 3.73m (12'3")
Bedroom 2 -	3.14m (10'3") x 2.85m (9'4") to wardrobe front
Bedroom 3 -	2.25m (7'5") x 2.24m (7'4")
Bedroom 4 -	2.33m (7'8") x 1.97m (6'5")
Bathroom -	3.75m (12'4") x 1.70m (5'7")
Garage -	5.58m (18'4") x 2.58m (8'6")

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: 21st February 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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		78
(55-68)	D	60	
(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

