



34 Field Lane, Pelsall,  
Walsall, WS4 1DW

Offers in the Region Of £299,999



# Pelsall

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Field Lane is a well-presented detached family home and is approached via a driveway and front garden leading to the welcoming porch entrance.

Internally, the ground floor accommodation benefits from a pleasant through lounge and dining room, conservatory, kitchen, utility and downstairs W/C.

To the first floor, there are three bedrooms along with family bathroom.

To the rear of the property there is a delightful rear garden which benefits from a paved patio area, lawn and mature shrub and flower borders.

The property is brought to the market with the advantage of no upward chain and viewing is recommended at the earliest possible opportunity.







## Property Specification

Porch -	2.03m (6'8") x 0.73m (2'5")
Hallway -	4.20m (13'9") x 2.03m (6'8")
Through Lounge Diner -	6.86m (22'6") x 3.85m (12'7") max
Kitchen -	3.17m (10'5") x 2.56m (8'5")
Utility -	2.56m (8'5") x 2.29m (7'6")
WC	
Garage -	5.03m (16'6") x 2.29m (7'6")
Conservatory -	2.78m (9'1") x 2.71m (8'11")
Bedroom 1 -	3.08m (10'1") x 2.45m (8')
Bedroom 2 -	3.52m (11'6") x 2.66m (8'9")
Bedroom 3 -	2.73m (9') x 2.35m (7'8") max
Bathroom -	2.29m (7'6") max x 1.78m (5'10")

### 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: 28th May 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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

