



3 Priam Grove, Pelsall,  
Walsall, WS3 4PZ

Offers in the Region Of £290,000



# Pelsall

## Offers in the Region Of £290,000

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Set in a pleasant Cul-de-Sac location, within easy reach of schools and amenities, this neatly presented, detached house would make an ideal family home and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, guest WC off and access to study/cloakroom, light and airy lounge having feature fireplace with gas fire inset and patio door to the rear garden, separate dining room and well-appointed kitchen with a range of wall/base units, integrated oven and gas hob with extractor over, plumbing for washing machine and dishwasher and door to rear garden.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and access to ensuite shower facilities and there are two further bedrooms (both with fitted wardrobes) and bathroom with white suite comprising WC, wash basin and bath with shower mixer tap fitment.

Externally, the neatly maintained rear garden features lawn, gravel and paved areas and there is a further lawned fore-garden with driveway parking available.





## Property Specification

Porch

Hall

Lounge - 4.06m (13'4") max x 3.55m (11'8")

Dining Room - 3.22m (10'7") max x 2.59m (8'6") max

Kitchen - 2.90m (9'6") x 2.75m (9')

Cloakroom/Study -  
2.52m (8'3") x 2.23m (7'4")

WC

Bedroom 1 - 3.73m (12'3") to wardrobe front  
x 2.88m (9'5") plus recess

En-suite - 2.20m (7'3") max x 1.49m (4'11")

Bedroom 2 - 3.31m (10'10") x 2.94m (9'8")  
to wardrobe front

Bedroom 3 - 3.14m (10'4") max into wardrobes  
x 3.06m (10'1") max

Bathroom - 2.20m (7'3") x 1.95m (6'5")

### 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 June 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

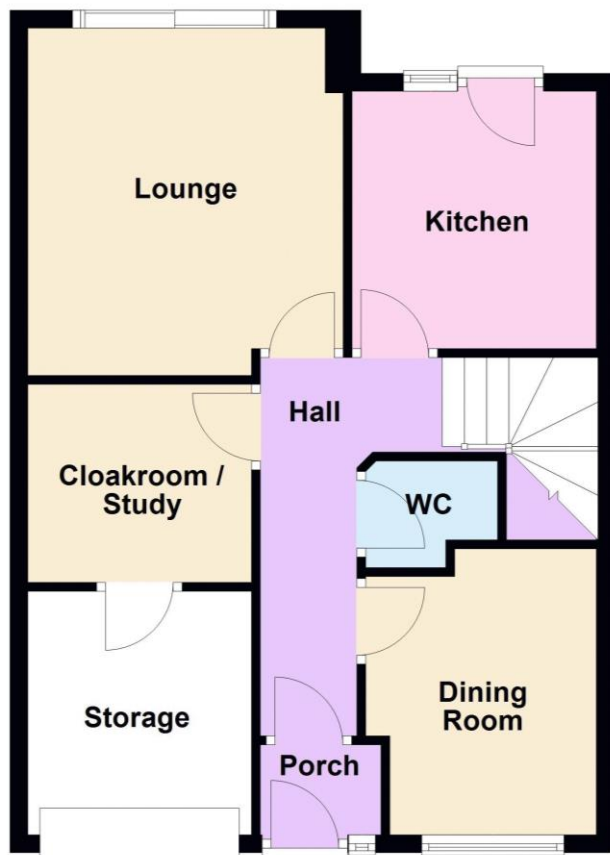
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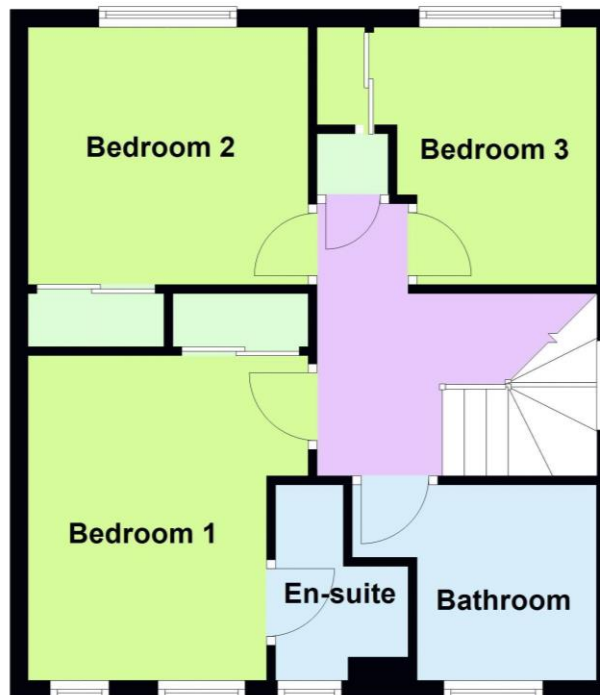
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

