



80 Fordbrook Lane, Pelsall,
Walsall, WS3 4BN

Offers in the Region Of £325,000

Pelsall

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Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this superb, detached property boasts a pleasant outlook to the rear and provides neatly presented accommodation with an internal viewing highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with bay window to the front elevation and feature fireplace with electric fire inset and separate dining room with "tilt-and-slide" door leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the kitchen which features a range of wall/base units, integrated fridge, double oven and hob with extractor over and door into the useful utility area which has doors to the garage and rear garden and gives access to the guest WC.

To the first floor there are three bedrooms - two generous doubles and a good-sized single bedroom - and the bathroom with suite comprising WC, wash basin, and bath with shower over.

Externally, there is a good sized and neatly maintained rear garden which is laid mainly to lawn with a patio area and a selection of shrubs, trees and bushes and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge - 3.87m (12'8") x 3.21m (10'6")

Dining Room - 4.46m (14'8") max into bay x 3.21m (10'6")

Kitchen - 2.63m (8'7") x 2.43m (8')

Utility - 2.92m (9'7") x 1.93m (6'4")

Conservatory - 2.84m (9'4") x 2.63m (8'7")

WC

Bedroom 1 - 4.52m (14'10") max into bay x 3.21m (10'6")

Bedroom 2 - 3.87m (12'8") x 3.21m (10'6")

Bedroom 3 - 2.63m (8'7") x 2.43m (8')

Bathroom - 2.48m (8'1") x 1.92m (6'3")

Garage - 5.64m (18'6") x 2.44m (8')

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 June 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: D
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

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+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

