



243 Wolverhampton Road, Pelsall,
Walsall, WS3 4AW

Offers in Excess of £200,000

Pelsall

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Set in a popular location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached house provides extended accommodation, with an internal viewing advised to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, light and airy lounge with square bay to front elevation, extended dining/family room with bow window to the rear elevation and well-appointed kitchen which features a range of wall/base units, electric cooked point, plumbing for a washing machine and door to the rear garden.

To the first floor there are three bedrooms - two generous doubles and a single - and the shower room with suite comprising WC, wash basin and walk-in shower with mains shower fitted.

Externally, the mature rear garden features a selection of shrubs and bushes with lawn and paved areas and there is driveway parking to the front of the property with access to the side storage garage.





Property Specification

Hall

Lounge - 3.88m (12'9") max into bay
x 3.30m (10'10")

Dining/Family Room -
6.12m (20'1") x 3.30m (10'10") max

Kitchen - 5.07m (16'8") x 2.02m (6'7")

Storage Garage -
4.93m (16'2") x 2.00m (6'7")

Bedroom 1 - 3.75m (12'3") x 3.30m (10'10") max

Bedroom 2 - 3.30m (10'10") into wardrobes
x 3.17m (10'5")

Bedroom 3 - 2.08m (6'10") x 1.85m (6'1")

Bathroom - 2.02m (6'7") x 1.73m (5'8")

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: 16th July 2024

Viewer's Note:

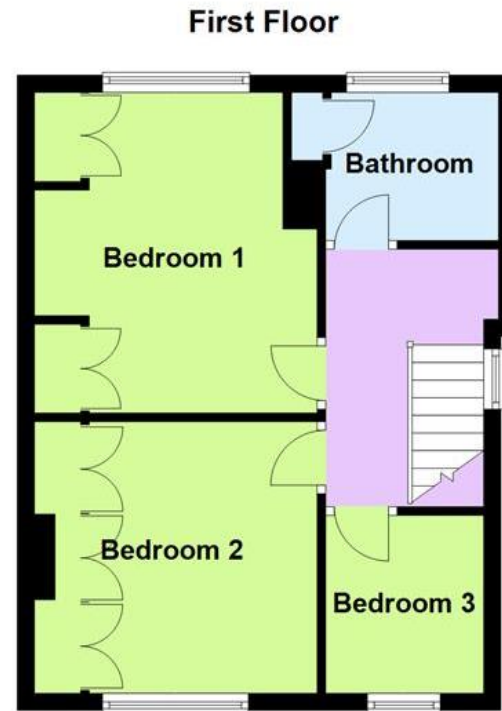
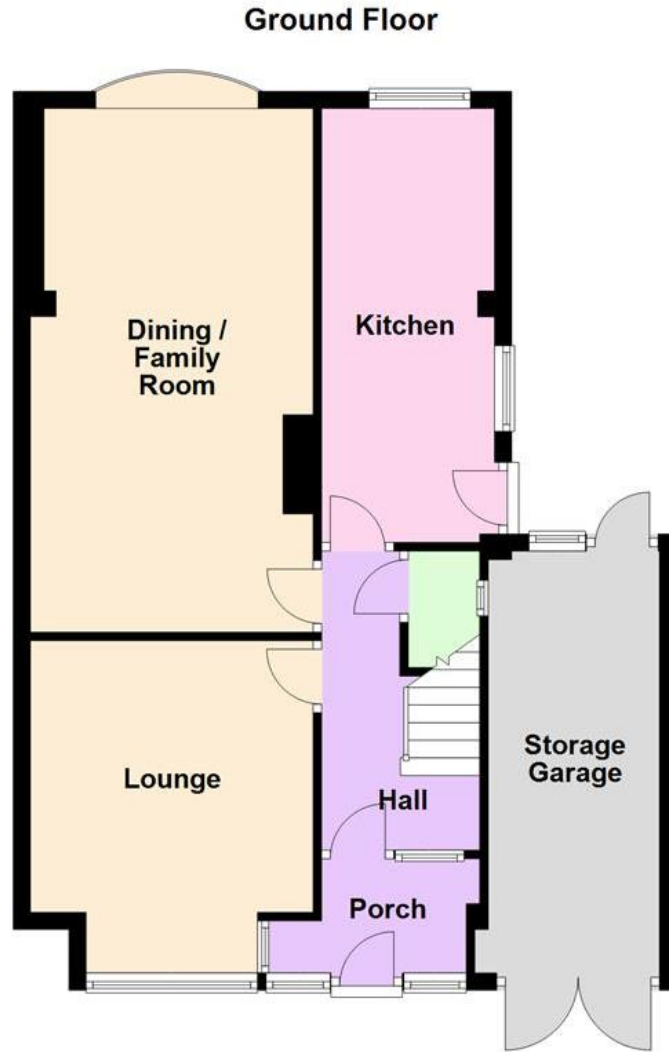
Services connected: Gas, Water, Electric & Drainage

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+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(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

