



102 Allens Lane, Pelsall,
Walsall, WS3 4JS

Offers in Excess of £300,000

Pelsall

Offers in Excess of £300,000



Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached home provides excellent scope for modernisation/extension (STPP/BRegs) 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 and doorway into the spacious through lounge/dining room with bay window to the front elevation and patio door to the rear giving access to the conservatory which overlooks the rear garden.

Completing the ground floor there is the good-sized breakfast kitchen which features a range of fitted units, gas cooker point, access to pantry and having door into the useful utility room which has further fitted units, plumbing for a washing machine, wall-mounted central heating boiler, door to rear garden and access to ground floor shower room and generously proportioned garage.

To the first floor there are three bedrooms - two generous doubles and a single - and the well-equipped bathroom with suite comprising WC, wash basin, bath and separate shower cubicle with electric shower fitted.

Externally, the good sized and neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is ample driveway parking to the front of the property with access to the good-sized garage and having access to further gated parking area with further detached garage/storage beyond.





Property Specification

Hall

Lounge/Dining Room - 8.28m (27'2") max into bay
x 3.58m (11'9")

Conservatory - 2.75m (9') x 2.59m (8'6")

Breakfast Kitchen - 4.80m (15'9") max
x 3.63m (11'11")

Utility - 2.23m (7'4") x 2.20m (7'3")

Shower Room - 2.30m (7'7") x 1.13m (3'8")

Bedroom 1 - 3.94m (12'11") x 3.58m (11'9")

Bedroom 2 - 4.23m (13'10") max into bay
x 3.58m (11'9")

Bedroom 3 - 2.48m (8'1") x 1.82m (6')

Bathroom - 2.90m (9'6") x 2.29m (7'6")

Garage - 6.73m (22'1") x 3.85m (12'8")

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: 31st July 2024

Viewer's Note:

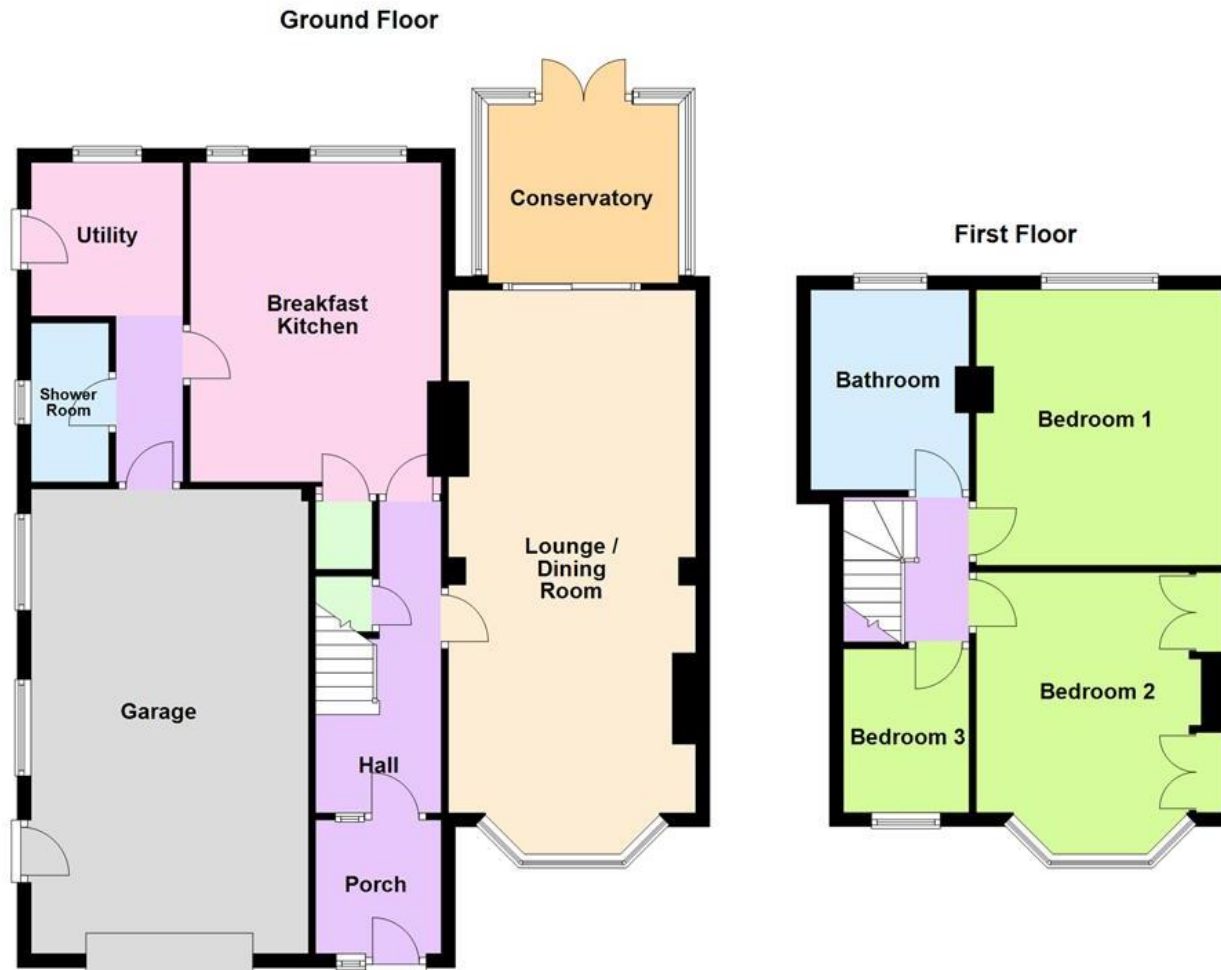
Services connected: Gas, Water, Electric & Drainage

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		
(69-80)	C		76
(55-68)	D	57	
(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

