



2 Farriers Mill, Pelsall,
Walsall, WS3 4QZ

Offers in the Region Of £310,000

Pelsall

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Set in a quiet cul-de-sac location on this popular estate, within easy reach of schools and amenities, this modern detached property has been tastefully modernised by the current owner would make an ideal purchase for a young family with an internal viewing essential to fully appreciate all it has to offer.

The well-proportioned accommodation includes welcoming entrance with guest WC and playroom/study off, light and airy open-plan lounge/dining room with stairs to first floor, access to useful under-stairs storage cupboard, French doors from the dining area and doorway into the well-appointed kitchen with a range of wall & base units, integrated oven & hob with extractor over and plumbing for washing machine.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and ensuite shower facilities and there are two further bedrooms and the family bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the rear garden is laid mainly to lawn with a paved patio area and there is off road parking to the front of the property giving access to a useful storage area via an electric roller shutter door.





Property Specification

Hall	
WC -	1.05m (3'5") x 0.83m (2'8")
Playroom/Study -	3.41m (11'2") x 1.78m (5'10")
Lounge Area -	3.99m (13'1") x 3.03m (9'11")
Dining Area -	2.81m (9'3") x 2.30m (7'7")
Kitchen -	3.60m (11'10") x 2.81m (9'3")
Storage -	2.00m (6'7") x 1.05m (3'5")
Bedroom 1 -	3.80m (12'6") into wardrobe x 2.84m (9'4")
En-suite -	3.03m (9'11") x 1.59m (5'3")
Bedroom 2 -	3.03m (9'11") x 2.60m (8'6") to wardrobe front
Bedroom 3 -	2.88m (9'5") into wardrobes x 2.14m (7')
Bathroom -	2.10m (6'11") x 1.90m (6'3")

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: 10th August 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

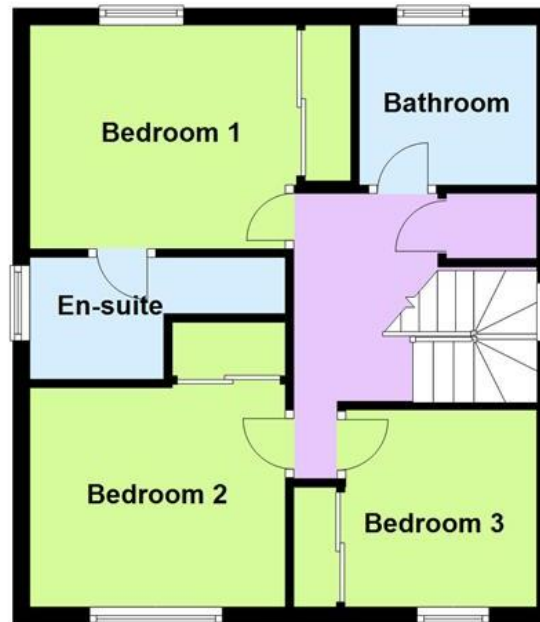
Floor Plan

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

Ground Floor



First Floor



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	62	
(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

