



5 Fingerpost Drive, Pelsall,
Walsall, WS3 4AP

Offers in the Region Of £185,000

Pelsall

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Set in a pleasant cul-de-sac location, within easy reach of the amenities of Pelsall and offered for sale with no onward chain, this neatly presented, semi-detached retirement bungalow is available to purchase for those aged 55 and above and an early viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with built in storage cupboard off, light and airy living room with window to the front elevation and attractive feature fireplace and there is a well-appointed kitchen/diner with wall/base units, gas cooker point, plumbing for a washing machine and space for a table.

Completing the accommodation, there are two bedrooms - a generous double bedroom with fitted wardrobe space and a single room with door to the rear garden - and the superb shower room with suite comprising WC, wash basin and shower cubicle with mains shower over.

Externally, there is a neatly maintained rear garden with lawned and paved areas and a selection of shrubs/bushes and there is an allocated parking space to the front of the property.





Property Specification

Porch

Hall

Lounge - 4.84m (15'10") x 2.92m (9'7")

Kitchen/Diner - 3.18m (10'5") x 2.83m (9'3")

Bedroom 1 - 3.94m (12'11") max into wardrobe x 2.92m (9'7")

Bedroom 2 - 2.83m (9'3") x 2.18m (7'2")

Shower Room - 1.97m (6'5") x 1.70m (5'7")

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: 6th September 2024

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: C
Tenure: Leasehold 64 years remaining.
Ground Rent: £50 p/a
Service Charge: £540 p/a
Restrictions: Age Over 55

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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

