



5 Brewers Terrace, Pelsall,  
Walsall, WS3 4LG

Offers in Excess of £200,000



# Pelsall

Offers in Excess of £200,000



Paul Carr Estate Agents are delighted to offer for sale this deceptively spacious mid terrace property.

Making an ideal first-time purchase and enjoying stunning views across Pelsall Common this property briefly comprises three good bedrooms, pleasant lounge and dining area, kitchen, family bathroom and easily maintained rear garden.

Viewing is recommended at the earliest possible opportunity.







## Property Specification

Hallway

Lounge & Dining Area -

22' 6" x 12' 6" (6.86m x 3.80m)

Fitted Kitchen -

11' 3" x 6' 8" (3.43m x 2.04m)

Conservatory

Bedroom One -

12' 8" x 10' 2" (3.86m x 3.10m)

Bedroom Two -

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom Three -

8' 9" x 8' 5" (2.67m x 2.57m)

Family Bathroom

### 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: 26th September 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B

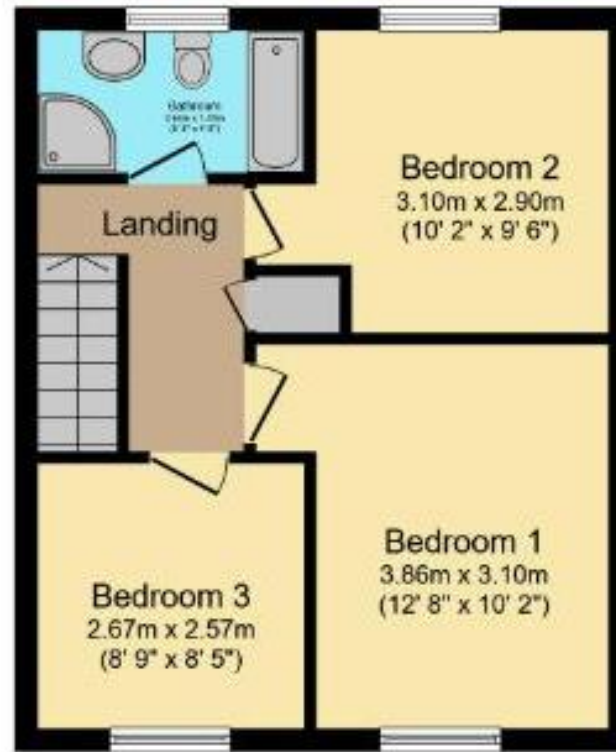
Tenure: Freehold

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

