



3a Shortlands Lane, Pelsall,
Walsall, WS3 4AG

Offers in the Region Of £300,000

Pelsall

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Set in a popular residential location, within easy reach of schools, amenities and transport links, this superb semi-detached house offers extended, family accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, open-plan lounge/dining room with feature fireplace having gas fire inset and patio door to the rear garden and well-appointed kitchen with a range of wall/base units and access to the good-sized utility/hobby/playroom with guest WC off.

To the first floor, bedroom one is a generous double bedroom with ensuite shower facilities and there are three further bedrooms (two of which are good sized doubles) and the bathroom with suite comprising WC, wash basin, bath and shower cubicle.

Externally, the neatly maintained rear garden features lawn and paved areas with a selection of shrubs/bushes and there is driveway parking to the front of the property with access to the garage which has power and lighting and an up-and-over garage door.





Property Specification

Porch -	1.94m (6'4") x 1.18m (3'10")
Hall -	4.45m (14'7") max x 1.94m (6'4")
Lounge Area -	3.50m (11'6") x 3.42m (11'3")
Dining Area -	3.50m (11'6") x 3.42m (11'3")
Kitchen -	3.90m (12'10") x 1.94m (6'4")
Utility/Hobby/Play Room -	3.90m (12'10") x 2.65m (8'8")
WC -	1.62m (5'4") x 1.28m (4'3")
Bedroom 1 -	4.24m (13'11") x 2.65m (8'8")
Ensuite -	2.65m (8'8") x 0.95m (3'2") max
Bedroom 2 -	3.50m (11'6") x 3.42m (11'3")
Bedroom 3 -	3.50m (11'6") x 3.42m (11'3")
Bedroom 4 -	2.18m (7'2") x 1.94m (6'4")
Bathroom -	3.85m (12'8") x 1.94m (6'4")
Garage -	5.92m (19'5") x 2.65m (8'8")

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: 3rd October 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	61	
(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

