



4 Oakmount Close, Pelsall,  
Walsall, WS3 4AS

Offers in the Region Of £155,000

# Walsall

Offers in the Region Of £155,000



Set in a popular residential location within easy reach of the centre of Pelsall and with access to excellent transport links nearby, this first floor maisonette offers neatly presented accommodation, and internal viewing is highly recommended.

Internal inspection reveals welcoming entrance hallway stairs leading to the first floor, there is a spacious living room with feature fire surround and further doorway into the kitchen which offers a range of wall/base units and plumbing for a washing machine.

Completing the accommodation there are two bedrooms and bathroom. Externally, there are neatly maintained communal grounds, including communal parking on site.





## Property Specification

Lounge - 15' 4" x 11' 11"  
(4.67m x 3.63m)

Kitchen - 8' 9" x 7' 1"  
(2.66m x 2.16m)

Bedroom One - 13' 6" x 8' 9"  
(4.12m x 2.67m)

Bedroom Two - 10' 4" x 6' 6"  
(3.14m x 1.98m)

Bathroom

Garage in Separate Block

### Agent's Note:

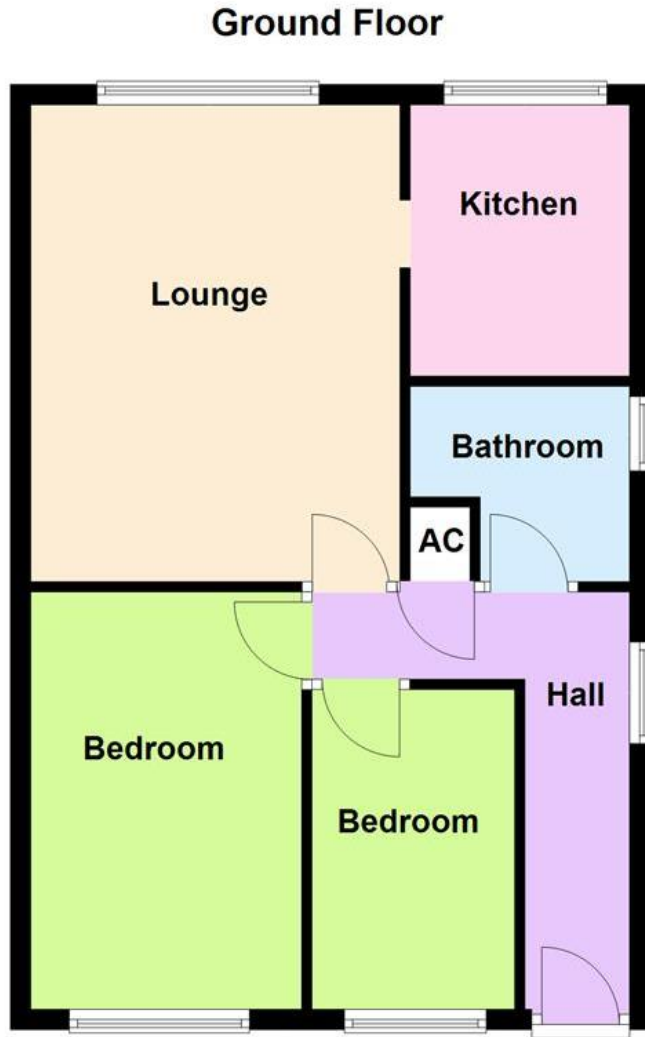
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 17th October 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: B  
Tenure: Leasehold 948 years remaining.  
Lease from 29th May 2013  
Service Charge - £180.00 per quarter  
Restrictions: Pets & Subletting

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

# Map Location

