



108 Wood Lane, Pelsall,  
Walsall, WS3 5DZ

**£230,000**



# Pelsall

£230,000

3



2



1



Set in a popular residential location, overlooking a pleasant green to the front, this end-terraced property offers neatly presented accommodation arranged over three storeys, with an internal viewing advised to appreciate all it has to offer.

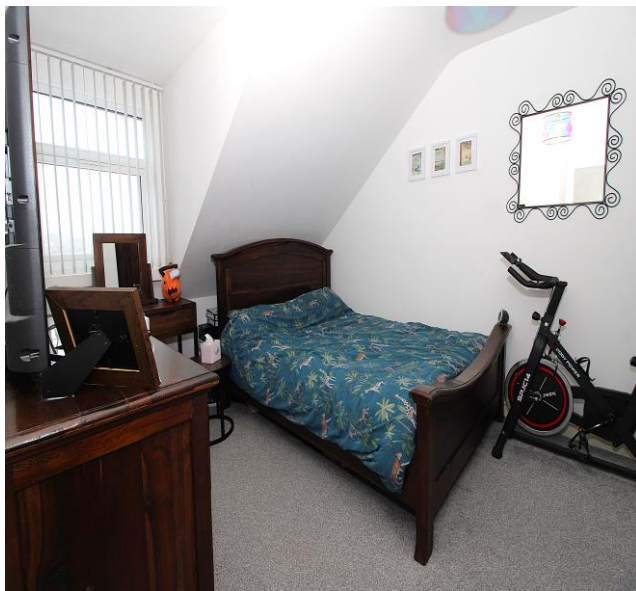
Internal inspection reveals a welcoming hallway with stairs to first floor, light and airy lounge with bay window to the front elevation, access to guest WC and door leading into the well-appointed kitchen / diner which features a range of wall/ base units, integrated washing machine, oven and gas hob with stylish extractor over, space for a dining table and French windows leading into the rear garden.

To the first floor there are two excellent bedrooms and the tiled bathroom with suite comprising WC, wash basin and bath. To the second floor there is a further double bedroom with ensuite shower facilities.

Externally, there is a low maintenance, paved, courtyard style rear garden.







## Property Specification

### Hall

### Lounge

5.58m (18'4") max into bay x 3.18m (10'5")

### Kitchen Diner

4.14m (13'7") x 3.57m (11'8")

### WC

### FIRST FLOOR

### Bedroom 2

4.17m (13'8") x 3.10m (10'2")

### Bedroom 3

3.32m (10'11") x 2.22m (7'3")

### Bathroom

2.19m (7'2") x 1.75m (5'9")

### SECOND FLOOR

### Bedroom 1

5.20m (17'1") max x 3.18m (10'5") max

### En-suite

2.23m (7'4") x 1.33m (4'4")

### 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:

### Viewer's Note:

Services connected: Gas, electricity, water and 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+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	78	
(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

