



24 Westway, Pelsall,
Walsall, WS4 1DL

Offers in the Region Of £310,000

Pelsall

Offers in the Region Of £310,000

4  1  2 

Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this extended semi-detached house provides neatly presented accommodation with excellent scope for modernisation and an internal viewing is highly recommended to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy lounge with bay window to the rear elevation, separate dining room with bay window to the front elevation and extended kitchen which features fitted units, electric cooker point and door leading into the rear garden.

To the first floor there are four bedrooms - three generous doubles and a single - bathroom with bath and wash-basin and separate WC accessed via the landing.

Externally, the generous rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs/bushes and there is off-road parking to the front of the property with access to the garage.





Property Specification

Hall

Lounge - 4.17m (13'8") max into bay
x 3.34m (11')

Dining Room - 4.52m (14'10") max into bay
x 3.34m (11')

Kitchen - 4.18m (13'8") x 2.61m (8'7") plus recess

Garage - 5.06m (16'7") x 2.28m (7'6")

Bedroom 1 - 4.65m (15'3") max into bay
x 3.34m (11')

Bedroom 2 - 3.58m (11'9") x 3.34m (11')

Bedroom 3 - 4.18m (13'8") x 2.44m (8')

Bedroom 4 - 5.25m (17'3") x 2.44m (8') max/
1.36m (4'5") min

Bathroom - 1.76m (5'9") x 1.70m (5'7")

WC - 1.70m (5'7") x 0.87m (2'10")

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: 11th December 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

