



10 Yarrow Close, Pelsall,  
Walsall, WS3 5BU

Offers in the Region Of £375,000



# Pelsall

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Set in a popular cul-de-sac location, within easy reach of the excellent amenities of Pelsall and with access to schools and transport links nearby, this well-proportioned, detached property is offered for sale with no onward chain and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy lounge with bow window to the front elevation, bespoke "under-stairs storage unit" and attractive feature "double sided" fireplace which is shared with the spacious dining room which also has two sets of French windows leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the well-appointed kitchen which has a range of fitted units, integrated microwave, oven and 5-ring gas hob.

To the first floor, bedroom one is a generous double bedroom with built in wardrobes and access to ensuite shower facilities and there are three further bedrooms - two doubles and a single - and the family bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, there is an enclosed rear garden and driveway parking to the front of the property with access to the garage.







## Property Specification

Hall

Lounge - 4.48m (14'8") x 4.16m (13'8")

Dining Room - 5.44m (17'10") x 3.08m (10'1")

Conservatory - 4.60m (15'1") max  
x 2.21m (7'3") max

Kitchen - 3.56m (11'8") x 2.34m (7'8")

WC

Garage - 5.80m (19') x 2.34m (7'8")

Bedroom 1 - 3.68m (12'1") x 3.01m (9'10")

Ensuite Bathroom - 2.66m (8'9") max x 2.36m (7'9")

Bedroom 2 - 3.32m (10'11") into wardrobes  
x 2.90m (9'6")

Bedroom 3 - 5.24m (17'2") max  
x 2.34m (7'8")

Bedroom 4 - 2.34m (7'8") x 2.11m (6'11")

Bathroom - 2.02m (6'7") x 1.90m (6'3")

### 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: 28th January 2025

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map Location

