



14 Highcroft, Pelsall,
Walsall, WS3 4HN

Offers in the Region Of £300,000

Pelsall

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Set in a pleasant cul-de-sac location, within easy reach of amenities and offered for sale with no onward chain, this well-proportioned semi-detached bungalow backs on to the canal and provides neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway, light and airy living room with bow window to the front elevation and well-appointed kitchen which features a range of wall/base units, integrated freezer, electric cooker point, plumbing for a washing machine and door to rear lobby which gives access to the rear garden.

Completing the accommodation there are three double bedrooms and the superb shower room with suite comprising WC, wash basin and double walk-in shower cubicle with electric shower fitted.

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





Property Specification

Hall

Lounge - 4.40m (14'5") x 3.78m (12'5")

Kitchen - 3.78m (12'5") x 3.64m
(11'11") max

Bedroom 1 - 3.68m (12'1") x 3.33m (10'11")

Bedroom 2 - 3.64m (11'11") x 3.04m (10')

Bedroom 3/Reception Room -
4.04m (13'3") x 3.67m (12')

Shower Room - 2.66m (8'9") max x 2.06m
(6'9") max

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: 14th February 2025

Viewer's Note:

Services connected: Water, Electric & Drainage

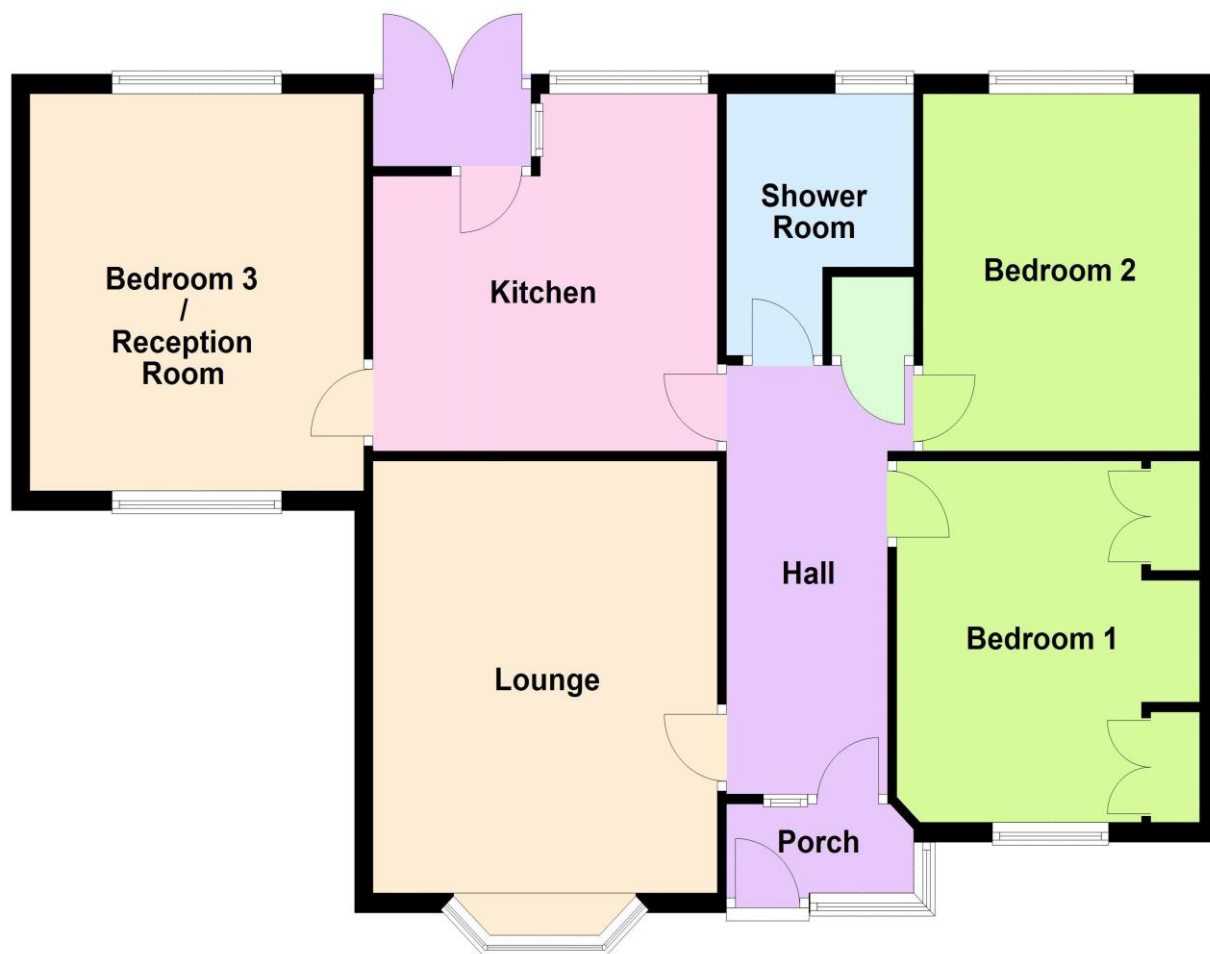
Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map Location

