



Fordbrook Lane, Pelsall
Walsall, WS3 4BN

Offers in the Region Of £350,000

Pelsall

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We are delighted to bring to market this beautifully presented detached house which is offered for sale with no onward chain. The property is in good condition throughout, offering a stunning blend of space and style. This characterful property is ideally suited to being a superb family home and benefits from its proximity to public transport links, nearby schools, local amenities, and Pelsall Common.

The property boasts four excellent bedrooms, two of which are generous double bedrooms complemented by fitted wardrobes, and there is an additional study / playroom. The generously sized bathroom features WC, wash basin, bath and separate shower cubicle. The heart of this home is undoubtedly the superb kitchen / diner. It includes dining space, a range of fitted units, and integrated appliances including dishwasher, microwave oven, oven and 5-ring gas hob with extractor over, making it an ideal space for family meals or entertaining guests. There is also access to a useful utility room with guest WC off and door to rear garden. The property has two generous reception rooms, both of which have fireplaces. The first reception room is graced with a beautiful bay window, allowing natural light to flood the room while the second reception room features a patio door that leads to the rear garden, offering a pleasant view of the greenery beyond.

The property benefits from off-road parking to the front with access to a single garage via an up-and-over garage door. The property's rear garden is neatly tended, offering pleasant views to the rear, making it a perfect place for relaxation or outdoor entertaining and has access to a garden room and garden store / potential workshop space.

The combination of its location, space, and features makes this property a great opportunity that shouldn't be missed. This house is a perfect place to create a warm and welcoming home.



Property Specification

WELL-PROPORTIONED, DETACHED FAMILY HOME
POPULAR LOCATION, CLOSE TO AMENITIES AND SCHOOLS
TWO GENEROUS RECEPTION ROOMS
KITCHEN / DINER, UTILITY AND GUEST WC
FOUR BEDROOMS AND STUDY / PLAY ROOM



Hall

Lounge 4.50m (14'9") max into bay x 3.18m (10'5")

Sitting Room 3.96m (13') x 3.18m (10'5")

Kitchen/Diner 4.35m (14'3") x 2.66m (8'9") plus recess

Utility 1.81m (5'11") x 1.62m (5'4")

WC

Garden Room 2.43m (8') x 1.78m (5'10")

Garden Store / Workshop 4.43m (14'6") x 2.00m (6'7")

Garage 4.48m (14'9") plus recess x 2.21m (7'3")

Landing

Bedroom 1 4.50m (14'9") max into bay x 3.18m (10'5")

Bedroom 2 3.96m (13') x 3.18m (10'5")

Bedroom 3 3.86m (12'8") x 2.07m (6'9")

Bedroom 4 2.65m (8'8") x 2.04m (6'8")

Study / Play Room 3.85m (12'8") x 1.33m (4'4") max

Bathroom 2.70m (8'10") x 2.66m (8'9")

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, 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

**New
Instruction
Awaiting
E.P.C.**

Map Location

