



67 Copse Crescent, Pelsall,  
Walsall, WS3 4EE

Offers in the Region Of £235,000



# Pelsall

## Offers in the Region Of £235,000

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Presenting an end of terrace house, now available for sale. This property signifies a fantastic opportunity for first-time buyers or families looking to add their personal touch to a home. It is currently in a condition that would benefit from modernising, providing a blank canvas to create your dream space.

The house comprises three bedrooms: two spacious doubles, with the master benefiting from fitted wardrobes, and a single room that could also be utilised as a study or home office. There is a family bathroom equipped with a shower and a convenient separate WC off the landing.

On the ground floor, the property features a generous reception room with a charming fireplace and a through lounge offering access to a sunroom, perfect for enjoying natural light throughout the day. The kitchen is well-sized with fitted units, and an integrated oven and hob. It also includes plumbing for a washing machine and a door leading to secure side access / storage.

Outside, the property boasts a garden, an excellent feature that allows for outdoor activities or gardening hobbies. Additionally, the house benefits from off-street parking and the convenience of no onward chain, simplifying the buying process.

Located near schools and local amenities, the property is ideally situated for easy access to daily essentials. It offers potential buyers the chance to create a home tailored to their needs while enjoying the perks of a well-located property.







## Property Specification

### Hall

### Living Room

6.53m (21'5") max x 3.36m (11') max

### Sun Room

2.95m (9'8") x 2.46m (8'1") max

### Kitchen

3.70m (12'2") max x 2.85m (9'4") max

### Breakfast Area

2.60m (8'6") x 1.44m (4'9")

### Secure Side Access / Storage

6.00m (19'8") x 1.44m (4'9")

### Landing

### Bedroom 1

3.36m (11') x 2.94m (9'8") plus recess

### Bedroom 2

3.80m (12'5") x 2.45m (8'1") plus recess

### Bedroom 3

2.67m (8'9") x 2.15m (7'1")

### Bathroom

1.72m (5'8") x 1.56m (5'1")

### 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: 5th March 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

