



93 Norbury Avenue, Pelsall,
Walsall, WS3 4NE

£175,000

Pelsall

£175,000

3  1  1 

Paul Carr Estate Agents are delighted to offer for sale this traditional style semi detached property.

The property is offered for sale with no upward chain and is an ideal opportunity for modernisation and improvement.

In brief, the property comprises three bedrooms, lounge, lean to, kitchenette, ground floor bathroom, rear garden and driveway to the front providing off road parking.





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: 25th March 2025

Property Specification

Lounge -	15' 11" x 11' 1" max (4.85m x 3.39m max)
Lean to	
Kitchenette -	7' 8" x 6' 2" (2.34m x 1.88m)
Ground Floor Bathroom -	8' 10" x 5' 5" (2.68m x 1.66m)
Bedroom One -	13' 1" max into wardrobes x 9' 2" (3.99m max into wardrobes x 2.79m)
Bedroom Two -	11' 5" x 9' 1" (3.48m x 2.78m)
Bedroom Three -	8' 4" x 6' 7" (2.54m x 2.00m)

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

