



9 Windrush Close, Pelsall,  
Walsall, WS3 4LJ

**£325,000**



# Pelsall

## £325,000

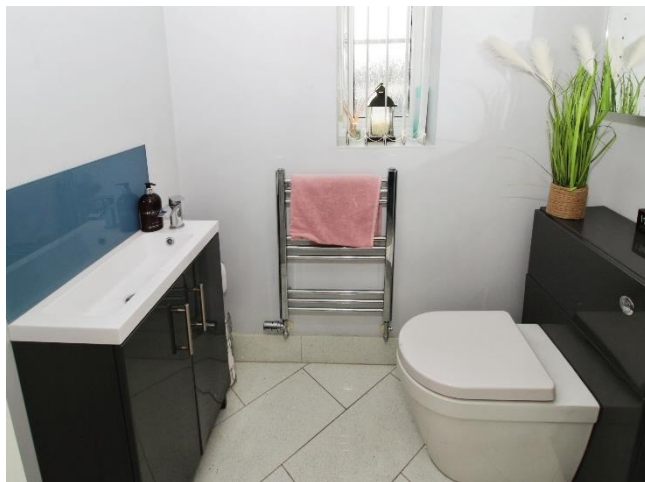


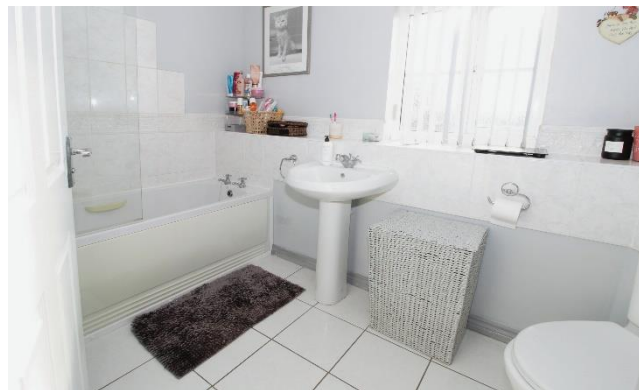
For sale is an very well presented, modern detached house, a perfect abode for families. This property boasts four bedrooms, two bathrooms, a reception room and a kitchen/diner.

The reception room is a bright, welcoming space thanks to a window to the front elevation that invites natural light. The heart of the house is the open-plan kitchen diner. With French windows that illuminate the room and provide access to the garden, this kitchen is a delight. It is equipped with a range of fitted units, an integrated fridge, freezer, oven, 5-ring gas hob, wine cooler, dishwasher and a washing machine - ensuring all your culinary needs are catered for.

The sleeping quarters consist of four bedrooms. Bedroom one is a double, complete with an en-suite, providing a private sanctuary for the occupants. Bedroom two and three are also doubles, offering ample space. Bedroom four is a cosy, small double room, perfect as a child's room or a guest room. Two bathrooms service this property. The first offers a modern white suite, tastefully designed for a refreshing experience. The second is an en-suite shower room, attached to the master bedroom, providing added convenience.

Attractive features of the property include off-road parking, a single garage for secure car storage and a low maintenance garden. A guest WC off the hallway adds to the practicality of the house. The property is located near schools, local amenities and green spaces adding to its appeal.





## Property Specification

Hall

Lounge

4.95m (16'3") x 3.53m (11'7")

Kitchen/Diner

6.61m (21'8") max x 2.88m (9'5")

WC

Garage

5.71m (18'9") x 2.44m (8')

Landing

Bedroom 1

4.95m (16'3") max x 3.53m (11'7") max

En-suite

1.94m (6'4") max x 1.72m (5'8") max

Bedroom 2

3.71m (12'2") plus recess x 2.88m (9'5")

Bedroom 3

3.86m (12'8") x 2.53m (8'4")

Bedroom 4

3.03m (9'11") x 2.66m (8'9")

Bathroom

2.68m (8'10") x 1.95m (6'5")

### 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: 26th March 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

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>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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

