



181a Wolverhampton Road, Pelsall  
Walsall, WS3 4AW

Offers in the Region Of £250,000



# Pelsall

## Offers in the Region Of £250,000

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We are delighted to present this well-presented, detached bungalow, now available for sale.

As you enter, you will find a spacious reception room, which is one of the highlights of this home. It features large windows that let in plenty of natural light, creating a welcoming and radiant atmosphere. A beautiful fireplace adds a touch of warmth and charm - the perfect setting for relaxed evenings.

The property includes two double bedrooms, offering plenty of space for rest and relaxation.

The bungalow is also equipped with an attractive shower room, boasting modern fixtures and fittings.

The heart of this delightful bungalow is the kitchen. It offers a range of fitted units, providing ample storage space, and includes an electric cooker point. An added convenience is the door to a covered side access leading to a useful utility room with additional WC.

One of the excellent features of this home is its outdoor space. There is a garden, ideal for those who appreciate the outdoors, and driveway parking for multiple vehicles with access to a garage, adding to the practicality of this residence.

Another advantage of this property is that it comes with no onward chain, potentially simplifying the buying process.

Situated in a well-connected location, the property offers easy access to public transport links and local amenities.

In summary, this bungalow is a blend of comfort and convenience, making it a desirable property to own.







## Property Specification

Hall

Lounge - 4.26m (14') x 3.80m (12'6")

Kitchen - 3.35m (11') x 3.18m (10'5")

Bedroom 1 - 3.35m (11') x 3.05m (10')

Bedroom 2 - 3.20m (10'6") x 3.08m (10'1")

Shower Room - 2.11m (6'11") x 1.70m (5'7")

Side Access

Utility/WC - 2.12m (6'11") x 1.91m (6'3")

Garage - 4.83m (15'10") x 2.45m (8')

### 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: 4th April 2025

### Viewer's Note:

Services connected: Gas, 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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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

