



115 Windrush Close, Pelsall  
Walsall, WS3 4LJ

Offers in Excess of £250,000



# Pelsall

## Offers in Excess of £250,000



Presenting an attractive semi-detached house for sale, ideally located in a popular residential area. The property enjoys a pleasant outlook to the front and offers close proximity to local schools, amenities, and green spaces. It is an excellent opportunity for first-time buyers and families alike.

The interior of the house boasts a well-planned layout, comprising three bedrooms, a generous reception room, and a spacious kitchen/diner. The reception room is a dual aspect lounge, filled with natural light and offering ample space for relaxation. The kitchen is fitted with a range of units, an integrated oven and hob, with plumbing for a washing machine. It also offers room for a dining table, creating a sociable space for meals and entertaining.

There are three bedrooms in the house - two of which are doubles. The first double bedroom comes with fitted wardrobe space, providing an excellent storage solution. The second double bedroom also benefits from built-in storage. The third bedroom is a single, perfect for a child's room or home office. A key selling point of this property is its attractive shower room, beautifully finished and of good size.

Additional features include a guest WC located off the hallway for added convenience.

The exterior of this property is equally impressive with a double garage and two allocated parking spaces, providing ample space for vehicles.

This semi-detached house is a blend of comfort, convenience, and style. Don't miss out on this wonderful property opportunity.







## Property Specification

Hall

Lounge - 5.20m (17'11") x 3.02m (9'11")

Kitchen/Diner - 4.86m (15'11") max  
x 4.20m (13'9") max

WC

Bedroom 1 - 4.94m (16'2") x 2.87m (9'5")

Bedroom 2 - 3.02m (9'11") plus alcove  
x 2.78m (9'1")

Bedroom 3 - 2.36m (7'9") x 2.06m (6'9")

Shower Room - 1.94m (6'5") x 1.86m (6'1")

### 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: 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>		88
(69-80)	<b>C</b>	75	
(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, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

