



Hillside Crescent, Pelsall  
Walsall, WS3 4JL

Offers in Excess of £260,000



# Pelsall

Offers in Excess of £260,000



For sale is this delightful semi-detached bungalow, ideally situated in a popular and convenient location. The property is near both local amenities and nearby schools, and further benefits from the serenity of Pelsall Common just a short distance away.

The residence provides a comfortable and spacious living environment, featuring one spacious reception room and two bedrooms. The reception room enjoys ample natural light due to its large windows, and also boasts a charming fireplace. The two bedrooms consist of one double and one single. The double bedroom benefits from a built-in cupboard, providing valuable storage space. The property offers a single kitchen, which features a range of fitted units, a breakfast area, built-in storage, and access to a sun room. This layout lends itself well to modern living and entertaining, offering a seamless flow from the kitchen to the sunroom.

Externally, the property does not disappoint, with a neatly maintained garden that is perfect for relaxation and outdoor activities. The property also benefits from a single garage and driveway parking, providing ample space for vehicles. One of the unique features of this property is the added convenience of no onward chain. This, combined with the sought-after location and well-appointed interior, makes it a highly desirable property on the market.

In summary, this semi-detached bungalow offers a unique blend of convenience, comfort, and charm. This property offers an excellent opportunity to acquire a lovely home in a popular location.



## Property Specification

NEATLY PRESENTED, SEMI-DETACHED BUNGALOW  
AMENITIES AND SCHOOLS NEARBY  
PELSALL COMMON WITHIN EASY REACH  
LIGHT AND SPACIOUS LIVING ROOM  
BREAKFAST KITCHEN WITH SUN-ROOM OFF



### Hall

**Living Room 6.40m (21') x 3.56m (11'8") max**

**Breakfast Kitchen 3.66m (12') x 2.61m (8'7")**

**Sun Room 3.11m (10'2") x 1.51m (4'11")**

**Bedroom 1 3.66m (12') x 3.00m (9'10")**

**Bedroom 2 2.78m (9'1") x 2.68m (8'10")**

**Bathroom 1.95m (6'5") x 1.73m (5'8")**

**Garage 4.86m (15'11") x 2.44m (8'0")**

### 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: 29th April 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

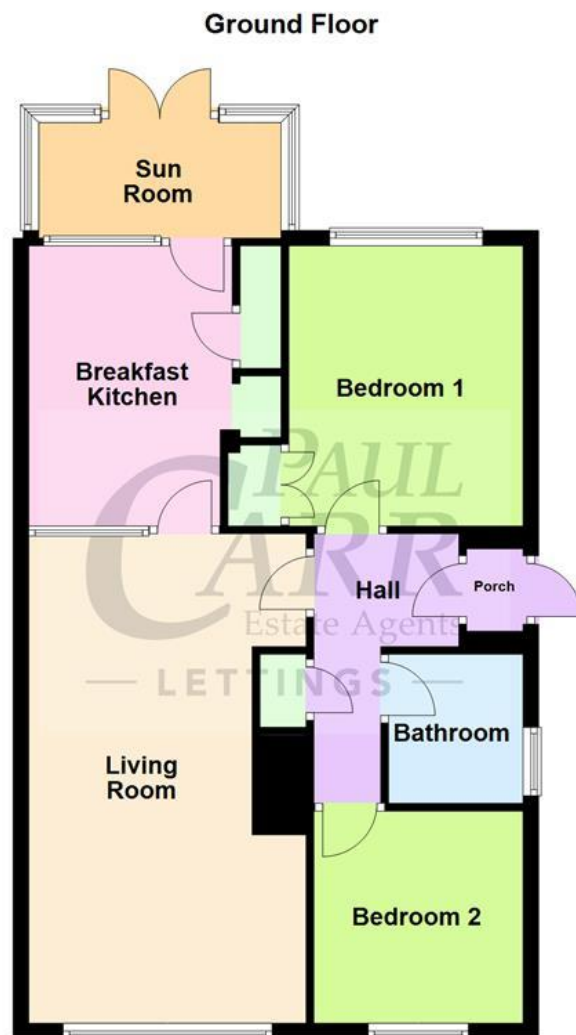
Council tax band: C

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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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

