



Paradise Grove, Pelsall  
Walsall, WS3 4NN

£495,000



# Pelsall

## £495,000

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We are delighted to present for sale this immaculate, detached five-bedroom house, with accommodation set over three storeys. The property is situated in a sought-after Cul-de-Sac, conveniently located near local amenities and schools and with Pelsall Common only a short journey away.

The ground floor features a spacious living room with a striking, feature electric fire, perfect for cosy evenings in. The stunning open-plan kitchen / dining / family room truly is the heart of the home, boasting a kitchen island with breakfast bar and a range of fitted units. The family area features a log burner, bi-fold doors, and French windows that fill the room with natural light and is open into the dining area. The kitchen is equipped with Avonite Solid Surface worktops and complementary upstands, an integrated double oven, induction hob with a stylish extractor over, dishwasher, and an American-style fridge / freezer. A utility with a guest WC off is conveniently located for everyday use.

The first floor comprises four double bedrooms and two bathrooms. The master bedroom has fitted wardrobes and benefits from an ensuite shower room. The main bathroom is fitted with a modern white suite and a luxurious spa bath. The property also includes a loft bedroom, ideal for guests or as an additional family room.

Outside, the property boasts a single garage and driveway parking. The low-maintenance garden is perfect for those who love outdoor living but prefer minimal upkeep and boasts a versatile garden room that could be used as a home office or hobby room.

This property is ideal for families seeking a spacious and beautifully presented home in a popular location. The house offers plenty of space for everyone, with five bedrooms, a large reception room, and a stylish kitchen / dining area, making it a wonderful family home.







## Property Specification

FABULOUS, DETACHED FAMILY HOME  
SOUGHT AFTER CUL-DE-SAC LOCATION  
AMENITIES AND SCHOOLS NEARBY  
STUNNING OPEN-PLAN KITCHEN / DINING / FAMILY ROOM  
LIGHT AND AIRY LIVING ROOM

Lounge 5.00m (16'5") x 3.19m (10'6")

Kitchen Area 5.03m (16'6") x 3.85m (12'8") max

Dining Area 3.08m (10'1") x 2.66m (8'9")

Family Room 3.19m (10'6") x 3.10m (10'2")

Utility 1.88m (6'2") x 1.58m (5'2")

WC

Garage 5.10m (16'9") x 2.57m (8'5")

Landing

Bedroom 1 3.85m (12'8") x 3.19m (10'6")

En-suite

Bedroom 2 4.23m (13'10") x 2.57m (8'5")

Bedroom 3 3.38m (11'1") x 2.51m (8'3")

Bedroom 4 3.46m (11'4") x 2.32m (7'7")

Bathroom 2.32m (7'7") x 1.85m (6'1")

Loft Bedroom 7.92m (26') max x 3.22m (10'7")

Garden Room 2.32m (7'7") x 2.05m (6'9")

### 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: 1st May 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: E

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>		
(69-80) <b>C</b>		
(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		
	75	82
England & Wales		EU Directive 2002/91/EC

## Map Location

