



62 Ashtree Road, Pelsall,
Walsall, WS3 4LS

Offers in the Region Of £355,000

Pelsall

Offers in the Region Of £355,000

3  1  1 

Presenting for sale this immaculate house, set in a popular location that boasts proximity to local amenities, nearby schools, and the picturesque Pelsall common.

The property has been meticulously maintained and offers a blend of comfort and charm in equal measure.

This pristine home features three bedrooms, each designed to provide comfort and tranquility. Two of the bedrooms are doubles, the third is a comfortable single, and there is a dressing room complete with fitted wardrobes.

The property boasts a well-equipped bathroom that effortlessly combines luxury and functionality, with a free-standing bath and a walk-in shower cubicle.

The heart of the home is undoubtedly the stunning kitchen / family room. This space is well-appointed with a range of fitted units, an island with a breakfast bar, a hob with a stylish extractor over, an oven, a microwave oven, a full-height fridge and freezer, dishwasher, and a Belfast-style sink.

The utility room offers additional convenience, and the French windows open out to the beautifully maintained garden, seamlessly integrating indoor and outdoor living spaces.

The light and airy lounge is the perfect space for relaxation and entertaining, with double doors that lead to the kitchen, enhancing the flow of the house. The property also benefits from a guest WC off the hallway and driveway parking.

This home is a testament to tasteful design and is perfect for anyone seeking a blend of comfort and convenience in a sought-after location.





Property Specification

Porch

Hall

Living Room - 4.23m (13'11") x 4.21m (13'10")

Breakfast Kitchen/Family Room -
5.86m (19'3") x 5.05m (16'7")

WC

Utility - 3.11m (10'2") x 2.56m (8'5")

Bedroom 1 - 4.35m (14'3") x 3.20m (10'6")

Bedroom 2 - 3.12m (10'3") x 2.74m (9')

Bedroom 3 - 2.70m (8'10") x 2.01m (6'7")/
(3.12m (10'3") max)

Dressing Room - 2.96m (9'8") x 1.60m (5'3")

Bathroom - 3.91m (12'10") max x 2.50m
(8'3") max

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: 6th May 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: B


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+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map Location

