



Fordbrook Lane,
Walsall, WS3 4BW

Offers in Excess of £300,000

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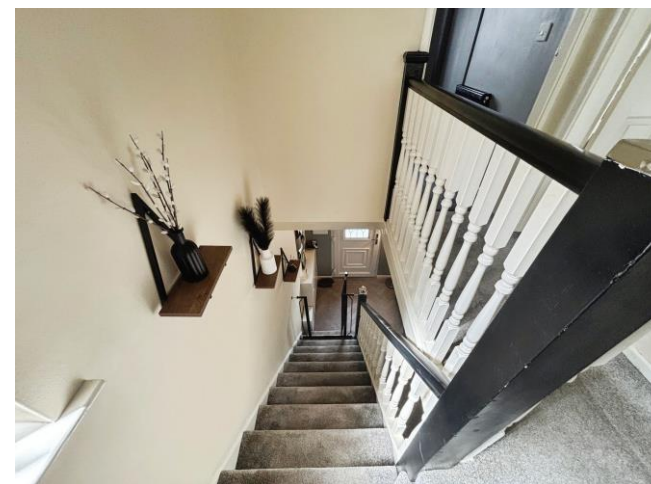
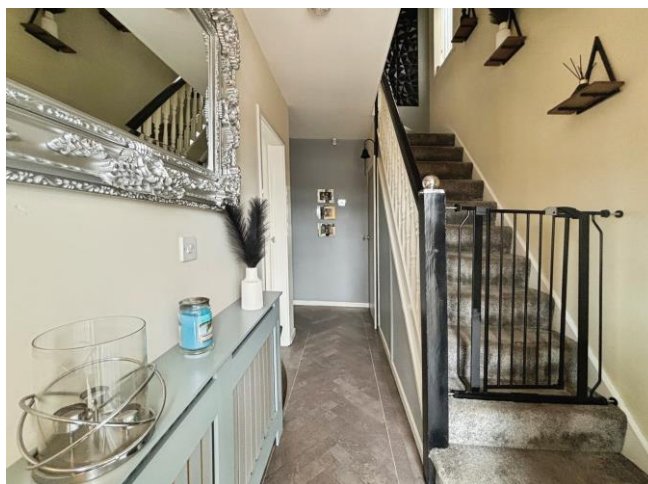
Paul Carr Estate Agents are pleased to present for sale this lovely presented, detached, family home which is set in the popular location of Pelsall and is close to local amenities and schools.

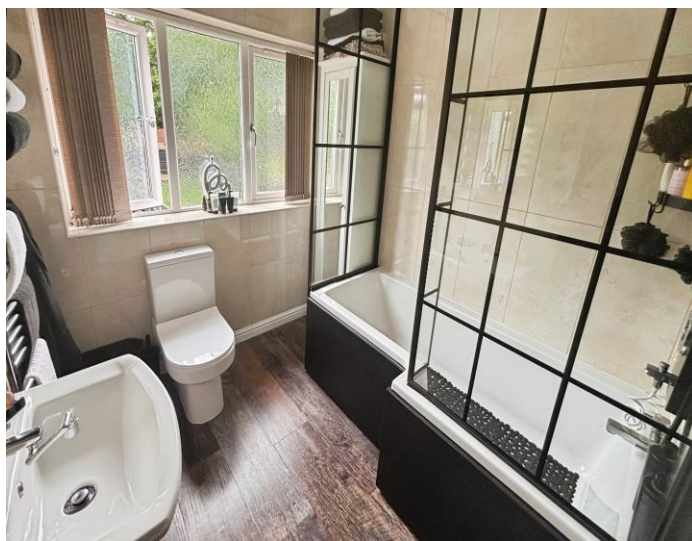
Entering the property through the useful porch into the hallway, there are doors off leading through to the light & airy living room which benefits from a bay window. Also from the hallway you access the spacious kitchen / diner which comprises of multiple base and wall units with space for white goods. There are patio doors leading from the kitchen into the pleasant rear garden.

To the first floor, the master bedroom has a lovely bay window and benefits from air conditioning. The second bedroom is a great size and includes fitted wardrobes. There is also a single third bedroom. The recently fitted bathroom comprises of; bath with overhead shower, w/c and toilet.

The rear garden has a patio area with steps up to a good-sized decked area then leading on to the large lawned area. To the fore, there is a generous sized driveway providing space for parking for multiple cars.

This property is being sold with no onward chain and must be viewed to be fully appreciated.





Property Specification

POPULAR RESIDENTIAL LOCATION
DRIVEWAY PROVIDING PARKING FOR MULTIPLE CARS
SPACIOUS KITCHEN / DINER
THREE WELL-PROPORTIONED BEDROOMS
MODERNISED BATHROOM

Lounge

3.63m (11'11") x 3.48m (11'5")

Kitchen/Dining Room

5.58m (18'4") x 3.62m (11'11") max

Hall

2.00m (6'7") x 1.80m (5'11")

Porch

1.82m (6') x 0.52m (1'9")

Cupboard

Bedroom 1

3.63m (11'11") x 3.48m (11'5") plus 0.10m (0'4") x 0.10m (0'4")

Bedroom 2

3.62m (11'10") x 3.34m (10'11") plus 0.10m (0'4") x 0.10m (0'4")

Bathroom

2.35m (7'9") x 2.06m (6'9") plus 0.10m (0'4") x 0.10m (0'4")

Bedroom 3

2.25m (7'5") x 1.81m (5'11") plus 0.10m (0'4") x 0.10m (0'4")

Landing

2.34m (7'8") x 1.80m (5'11") plus 0.10m (0'4") x 0.10m (0'4")

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:

Viewer's Note:

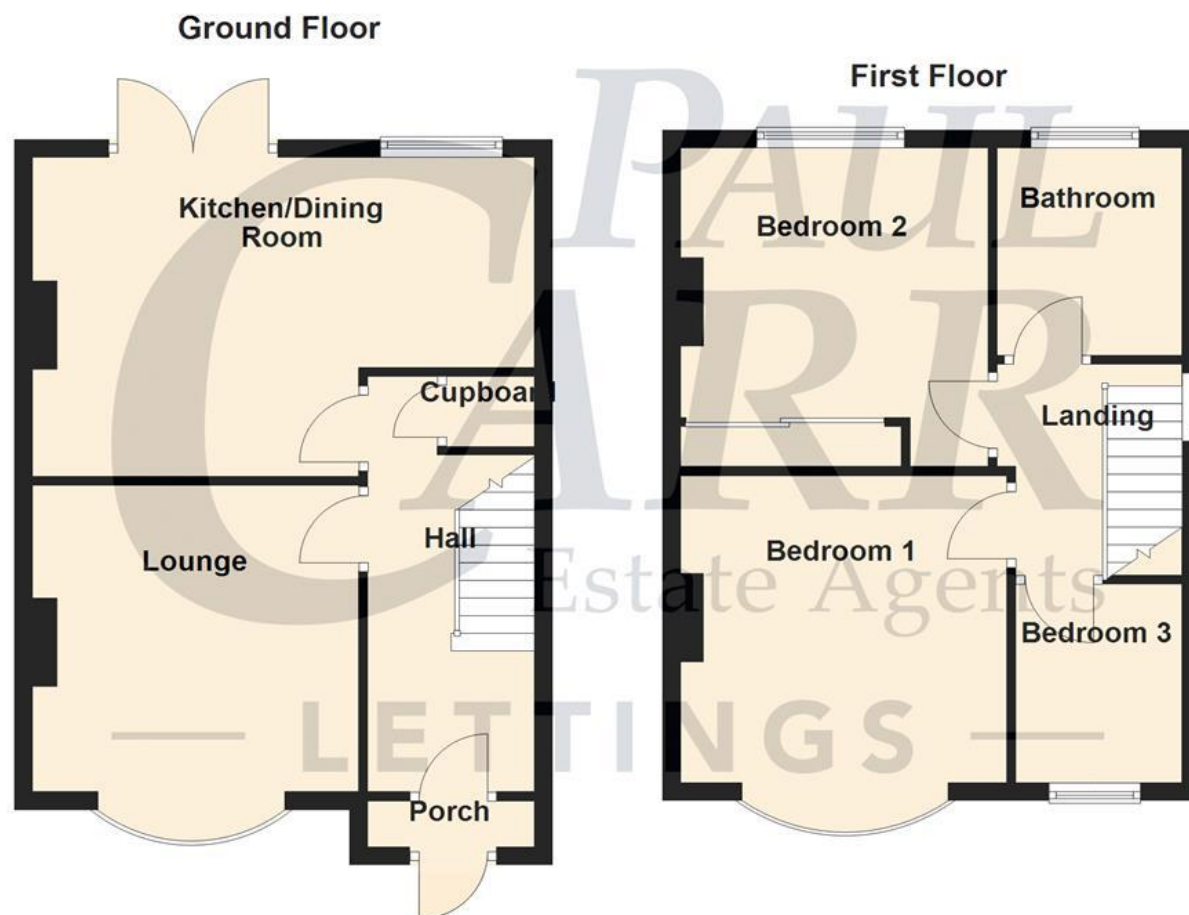
Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

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		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map Location

