



Norbury Avenue, Pelsall
Walsall, WS3 4NE

Offers Over £200,000

Pelsall

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Set in the popular village of Pelsall and close to local shops, schools and amenities this semi-detached property is offered for sale with no onward chain.

The property is accessed via the useful porch that leads into the hallway. The ground floor comprises of downstairs bathroom with sink, w/c and bath with overhead shower, spacious living room with feature fireplace and french doors leading onto the decking. The kitchen has multiple base and wall units and space for white goods. There is also a useful lean to which provides access from the front to the back garden without passing through the house itself.

To the first floor there are three good sized bedrooms, bedroom one benefits from having fitted wardrobes. The rear garden is easily maintainable and well presented and to the front there is a driveway providing ample parking.

The property must be viewed to be fully appreciated, call to arrange.





Property Specification

POPULAR RESIDENTIAL LOCATION
CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
DOWNSTAIRS BATHROOM
SPACIOUS LIVING ROOM
WELL APPOINTED KITCHEN

Bathroom

2.61m (8'7") x 1.57m (5'2")

Hallway

2.00m (6'7") x 0.97m (3'2")

Porch

Living Room

5.21m (17'1") x 4.72m (15'6")

Lean-to

7.55m (24'9") x 1.56m (5'1")

Kitchen

2.94m (9'8") x 2.67m (8'9")

Bedroom 1

3.39m (11'2") x 2.66m (8'9") plus 0.08m (0'3") x 0.08m (0'3")

Bedroom 2

3.38m (11'1") x 2.77m (9'1") plus 0.08m (0'3") x 0.08m (0'3")

Bedroom 3

2.45m (8'1") x 1.91m (6'3") plus 0.08m (0'3") x 0.08m (0'3")

Landing

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:

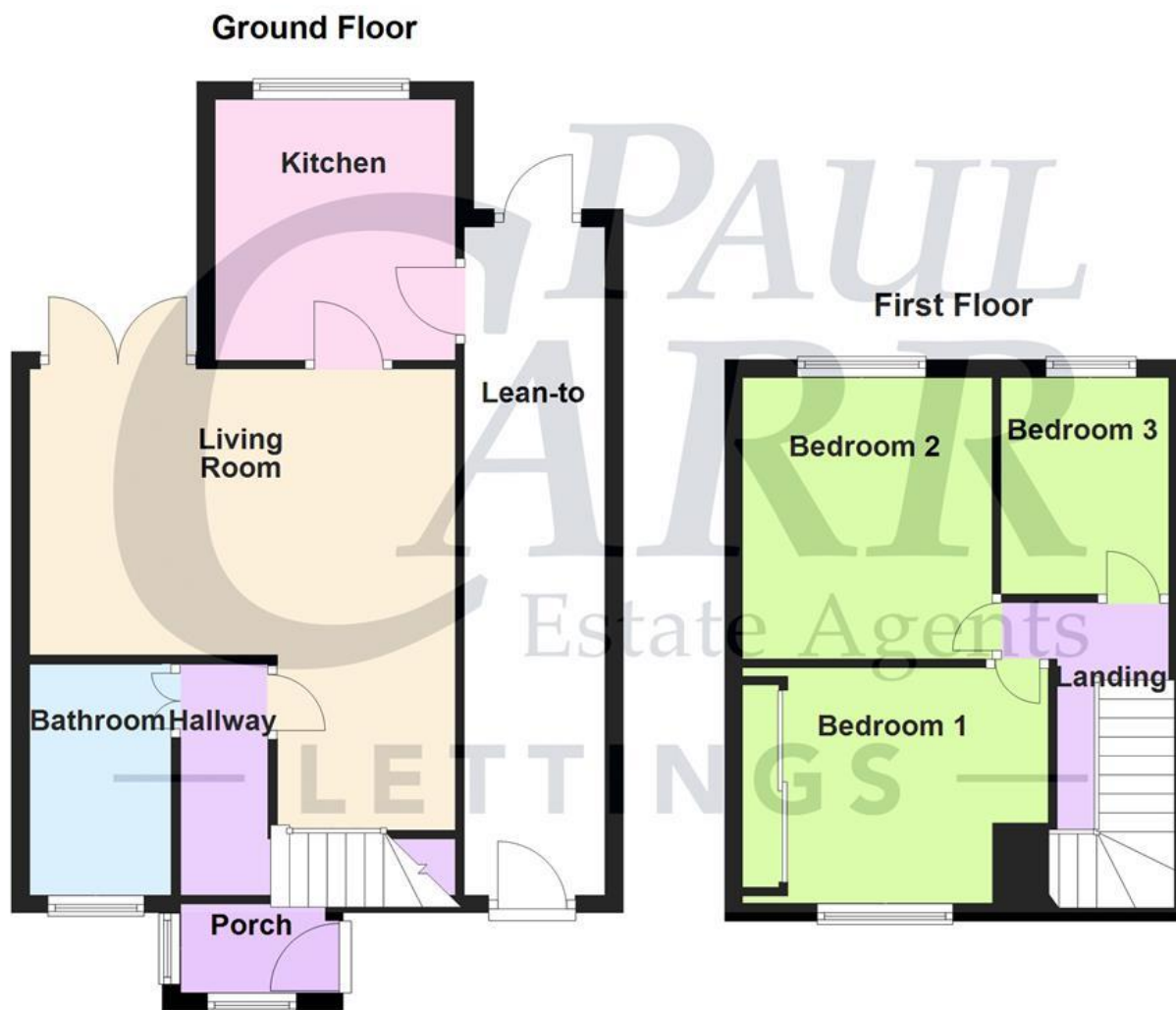
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

