



Farriers Mill, Pelsall
Walsall, WS3 4QZ

Offers in Excess of £215,000

Pelsall

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Paul Carr Estate Agents are delighted to present for sale this end of terrace house, boasting an array of desirable features that make it a perfect choice for comfortable and convenient living.

The property is nestled in a popular location with excellent public transport links, nearby schools, and local amenities within a short distance, enhancing the desirability of this house.

The house offers a well-proportioned living space with one reception room, which features French windows to the rear, providing an abundance of natural light and easy access to the enclosed rear garden. Additionally, this room provides convenient access to an under-stairs cupboard for additional storage.

The property boasts two double bedrooms, offering ample space for both relaxation and storage. The house is also equipped with a modern shower room which features a double shower cubicle with a mains shower over, a WC, and a basin with a vanity unit.

The kitchen is a true highlight of the house, fitted with a range of units, integrated oven and hob, and plumbing for both a washing machine and a slimline dishwasher. A wall-mounted boiler is also installed in the kitchen for your convenience.

Outside, the property benefits from two allocated parking spaces to the front and an enclosed garden to the rear, providing both security and a serene outdoor space.

In summary, this end of terrace house is a fantastic opportunity for those seeking a blend of comfort, convenience, and functionality in their next home.





Property Specification

Hall

Lounge / Diner

3.96m (13') x 3.80m (12'5")

Kitchen

3.56m (11'8") x 1.88m (6'2")

Landing

Bedroom 1

3.80m (12'5") x 2.87m (9'5")

Bedroom 2

3.80m (12'5") x 2.63m (8'8")

Bathroom

1.92m (6'4") x 1.88m (6'2")

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.

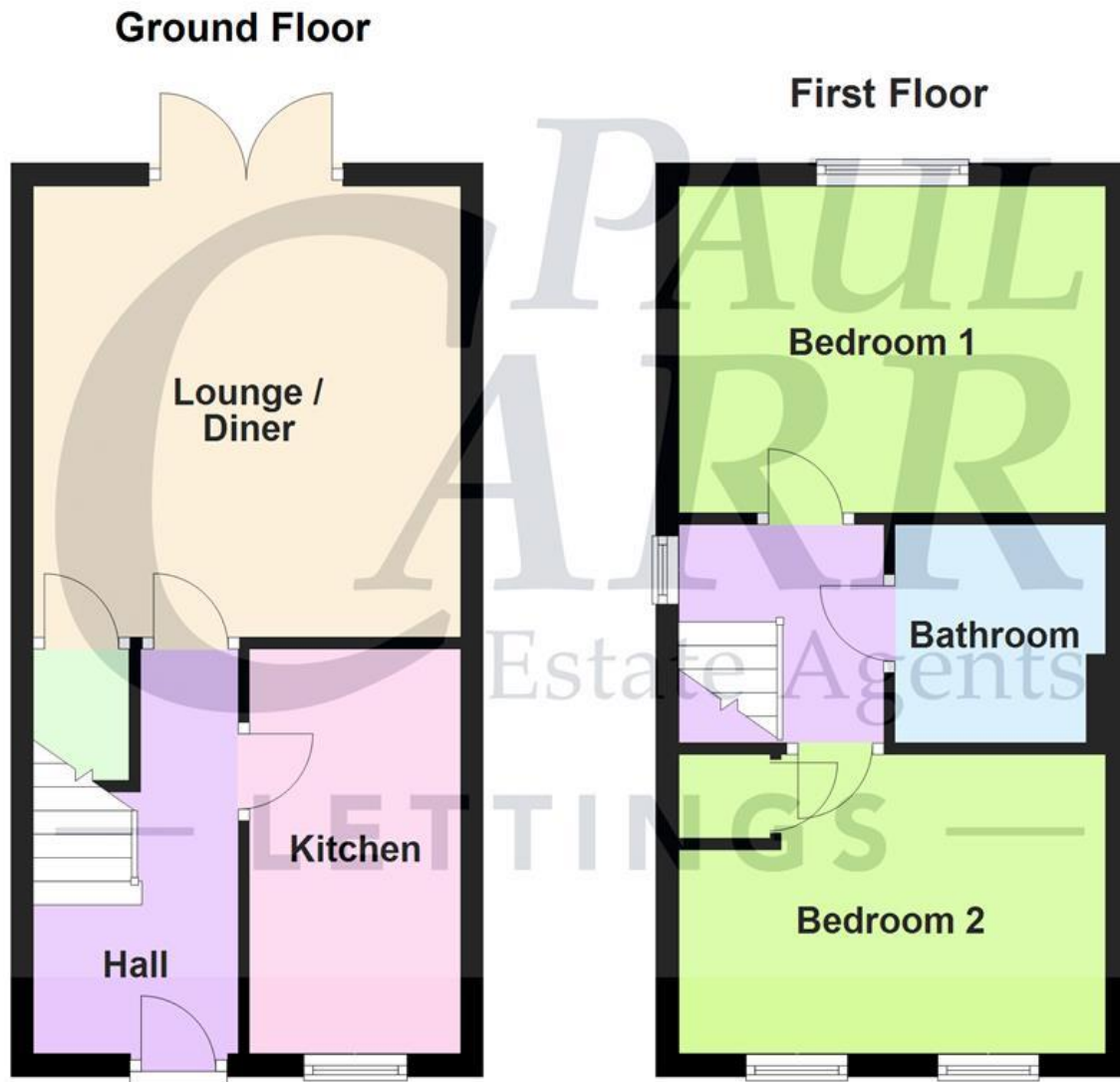
Came on the market:

Viewer's Note:

Services connected:	Gas, electricity, water and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

