



Old Town Lane,  
Walsall, WS3 4LZ

**Fixed £300,000**

# Pelsall

## Fixed £300,000



Paul Carr Estate Agents are delighted to present for sale this immaculate detached house, set in a highly sought-after location with convenient access to public transport links, reputable nearby schools, and a range of local amenities. Ideal for families, this beautifully maintained property boasts a modern design paired with practical features, making it a superb choice for comfortable, contemporary living.

Upon entering, you are welcomed into a spacious reception room, flooded with natural light from large windows, seamlessly opening into the kitchen and dining area - perfect for both entertaining and relaxation. The thoughtfully designed kitchen / diner is equipped with a comprehensive range of fitted units, integrated appliances including a dishwasher, fridge freezer, washing machine, as well as an oven and hob, and benefits from French windows to the rear, offering a pleasant garden outlook.

The property comprises three bedrooms: two generous doubles and a well-appointed single, providing flexible accommodation for families or guests. The attractive bathroom features a stylish white suite, including a WC, wash basin, and bath with shower over, reflecting a high standard of finish throughout.

Externally, the house enjoys a neatly maintained garden, ideal for outdoor gatherings or children's play. Off-road parking is available at the rear of the property, complemented by a garage with an electric roller shutter door, ensuring both security and convenience.

This impressive family home is sure to attract considerable interest. Early viewing is highly recommended to appreciate all that this outstanding residence has to offer.





## Property Specification

### Hall

### Lounge

3.70m (12'2") x 3.50m (11'6")

### Kitchen/Dining Room

5.82m (19'1") max x 3.55m (11'8")

### WC

### Bedroom 1

3.76m (12'4") max x 3.55m (11'8")

### Bedroom 2

3.77m (12'4") max x 3.55m (11'8") max

### Bedroom 3

2.88m (9'5") x 1.87m (6'2")

### Bathroom

1.77m (5'10") x 2.36m (7'9")

### **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: 31st July 2025

### **Viewer's Note:**

Services connected: Gas, Electricity, Water & Drainage

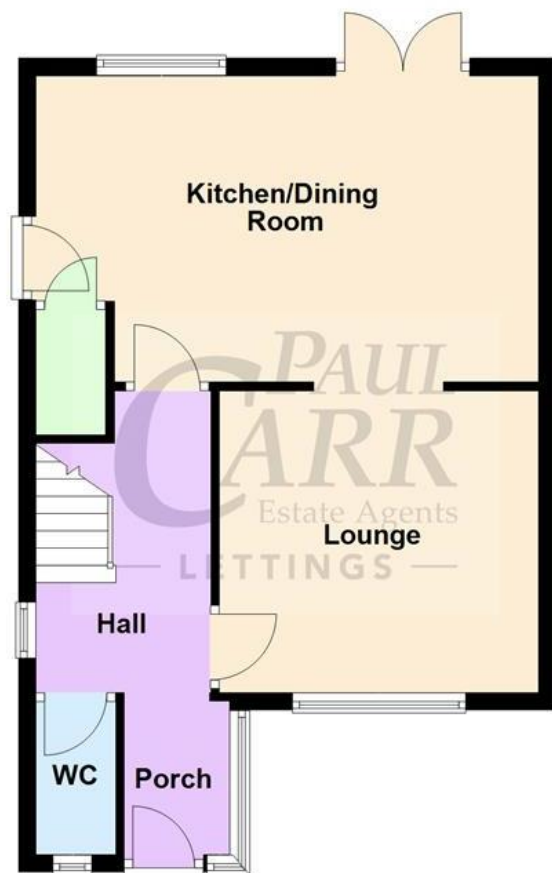
Council tax band: D

Tenure: Freehold

# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92+) <b>A</b>                              |                                                                                                             | 94        |
| (81-91) <b>B</b>                            | 83                                                                                                          |           |
| (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 |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

## Map Location

