



101 Norton Road, Pelsall,
Walsall, WS3 4NX

Offers in the Region Of £425,000

Pelsall

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Presenting this well-proportioned, detached dormer bungalow, situated on a generous overall plot in a highly sought-after location. This delightful property offers easy access to public transport links, reputable nearby schools, and an array of local amenities, making it an ideal choice for families.

The residence boasts two excellent reception rooms: the primary open-plan lounge / dining room is bathed in natural light from a large window to the front elevation, perfect for relaxing or entertaining guests. The second reception room enjoys lovely garden views, features patio doors leading directly to the garden, and offers versatility as a potential fourth bedroom.

The kitchen provides a practical layout, complete with a range of fitted units, an integrated double oven and hob, space for a breakfast table, and access to a handy utility room. A door leads directly out to the rear, connecting indoor and outdoor living seamlessly.

The accommodation is arranged over two floors, with the ground floor hosting a well-sized double bedroom with fitted wardrobe space and a convenient wet room.

Upstairs, you will find another double bedroom and a single bedroom featuring built-in storage. The first-floor bathroom is fitted with a WC, wash basin, and a spa bath for your relaxation.

Further highlights include plentiful driveway parking to the front, a garage to the side, and a generous, well-tended rear garden, making this a fabulous setting for outdoor enjoyment.

Offered with no onward chain, this property is a superb opportunity in a popular area, ready for its next owners to move in and make it their own.





Property Specification

Porch

Hall

Lounge Area - 4.06m (13'4") max x 3.64m (11'11")

Dining Area - 3.28m (10'9") x 2.86m (9'5")

Kitchen/Breakfast Room -
4.61m (15'1") x 2.84m (9'4")

Utility - 2.90m (9'6") x 1.81m (5'11")

Wet Room - 2.47m (8'1") x 2.30m (7'7")

Sitting Room - 3.71m (12'2") x 2.84m (9'4")

Bedroom 1 - 3.63m (11'11") x 2.84m (9'4")

Garage - 7.60m (24'11") x 2.60m (8'6")

Bedroom 2 - 3.94m (12'11") x 2.84m (9'4")

Bedroom 3 - 3.94m (12'11") x 1.94m (6'4")

Bathroom - 2.36m (7'9") x 2.13m (7')

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: 2nd August 2025

Viewer's Note:

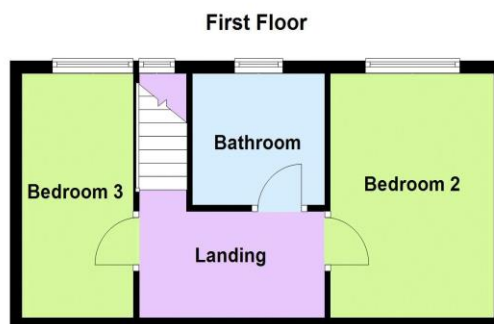
Services connected: Gas, Water, Electric & Drainage

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

Map Location

