



20 Old Mill House Close, Pelsall,
Walsall, WS4 1BL

Offers in the Region Of £170,000

Pelsall

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A spacious hallway welcomes you into the property, featuring ceiling light points, a radiator, loft hatch access, and two storage cupboards, with doors leading to all principal rooms.

The lounge is bright and generously sized, with a large, double-glazed window, two wall light points, and a radiator.

A separate dining room which could also be used as a third bedroom or study, provides a versatile space for entertaining or working from home, while the well-equipped kitchen offers a range of wall and base units, downlighters, a stainless steel one-and-a-half bowl sink with drainer and mixer tap, a washing machine, and integrated appliances including an electric hob, oven, fridge, and freezer.

There are two well-proportioned bedrooms, with bedroom one benefiting from an en-suite shower room complete with shower cubicle, WC, wash hand basin, downlighters, extractor fan, and wall heater.

Bedroom two is also a comfortable double, and the main bathroom features a white suite including WC, wash hand basin, extractor fan, wall heater, and downlighters.

Externally, the property enjoys access to well-maintained communal gardens, along with off-road parking including an allocated space and visitor parking.





Property Specification

Entrance Hallway

Lounge - 16' 9" x 13' 5"
(5.10m x 4.08m)

Dining Room - 7' 9" x 12' 2"
(2.37m x 3.71m)

Kitchen - 12' 4" x 6' 7"
(3.75m x 2.01m)

Bedroom One - 12' 4" x 16' 1"
(3.77m x 4.89m)

Ensuite Shower Room - 3' 10" x 8' 4"
(1.17m x 2.55m)

Bedroom Two - 16' 2" x 6' 8"
(4.94m x 2.03m)

Family Bathroom - 2' 0" x 2' 0"
(0.61m x 0.61m)

Agent's Note:

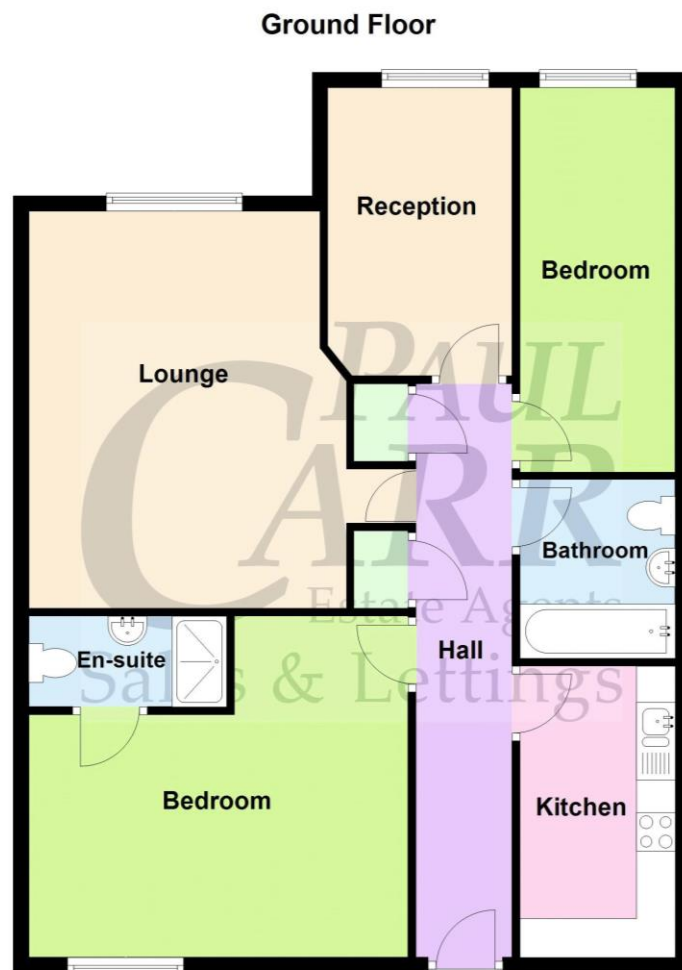
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 25th September 2025

Viewer's Note:

Services connected: Water, Electric & Drainage
Council tax band: C
Tenure: Leasehold - 978 years remaining.
Ground Rent: £25 p/a
Service Charge: £1500 p/a

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	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

