



Field Lane, Pelsall
Walsall, WS4 1DW

Offers in the Region Of £199,995

Pelsall

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Ground Floor: Upon entering, you're welcomed by a hallway featuring a staircase to the first floor, a useful understairs storage cupboard, and access to the main living areas. A convenient downstairs WC is neatly positioned off the hallway. The lounge offers a comfortable living space, complete with a radiator, ceiling light point, and natural light from a front-facing double glazed window, along with a side entrance for added versatility. The kitchen is well-appointed with a range of fitted wall and base units, integrated appliances including a four-ring electric hob, oven, fridge, freezer, and dishwasher, plus a stainless steel sink with mixer tap. A double glazed window and door to the side elevation enhance both practicality and light, making this a truly functional heart of the home.

First Floor: The landing provides loft access and houses a handy storage cupboard, leading to two generously sized bedrooms. Bedroom one enjoys light from a side-facing double glazed window and includes a radiator and ceiling light. Bedroom two features a front-facing double glazed window, also with a radiator and ceiling light point, offering a bright and welcoming atmosphere. Completing the upstairs is a stylish bathroom, fitted with a modern suite including a WC, wash hand basin, bath with shower over, a heated chrome towel rail, and an obscure double glazed window to the front.





Property Specification

SEMI DETACHED PROPERTY
SOUGHT AFTER LOCATION
SPACIOUS LOUNGE
CONTEMPORARY KITCHEN
TWO GENEROUS BEDROOMS

Entrance Hallway

Downstairs

WC 2' 9" x 4' 8" (0.84m x 1.42m)

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

Kitchen

13' 2" x 7' 1" (4.01m x 2.16m)

First Floor Landing

Bedroom One

9' 2" x 13' 3" (2.79m x 4.04m)

Bedroom Two

9' 2" x 12' 1" (2.79m x 3.68m)

Family Bathroom

6' 1" x 7' 4" (1.85m x 2.23m)

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: 29th September 2025

Viewer's Note:

Services connected: All Services

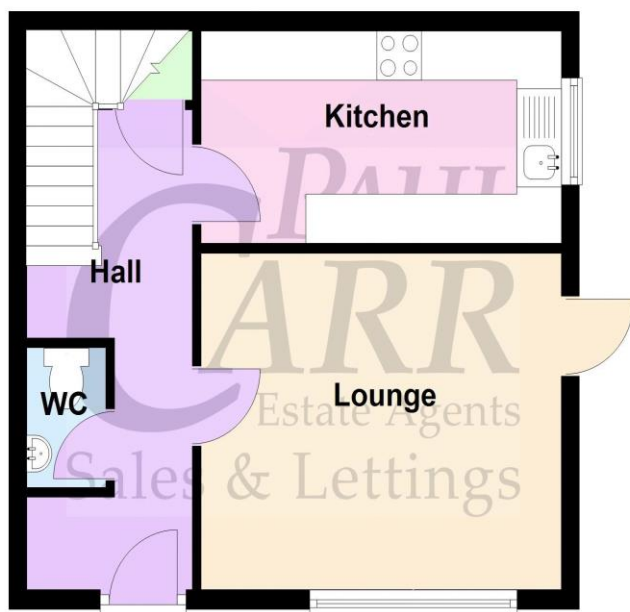
Council tax band: B

Tenure: Freehold

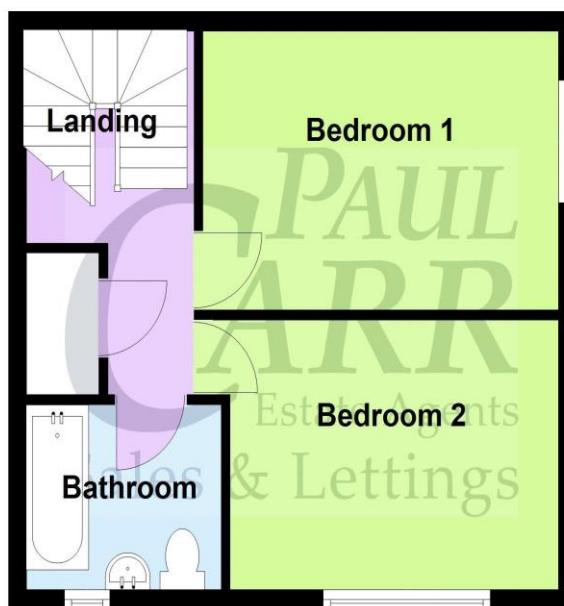
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

