



Norton Road, Pelsall  
Walsall, WS3 4NU

Offers in the Region Of £475,000

**Pelsall**

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Paul Carr Estate Agents are delighted to present for sale this immaculate semi-detached house, tastefully extended and improved to create a truly remarkable family home. Ideally situated with convenient public transport links, local amenities, and nearby schools, this property is perfect for families.

The spacious accommodation boasts four bedrooms, three bathrooms, two reception rooms, a useful study and an open-plan kitchen / dining / family room.

On the ground floor, a welcoming entrance hall leads to a spacious living room with a beautiful garden view and bifold doors to the rear providing access to a neatly maintained rear garden. The second reception room, a delightful garden / sitting room, features a cosy wood burner and also provides access to the garden.

The open-plan kitchen / dining / family room is truly the heart of this home, with granite countertops, a range of fitted units, and space for a Range style cooker and American style fridge-freezer. The kitchen also comes equipped with an integrated washer, dryer and dishwasher. The breakfast bar and dining space offer a perfect setting for family meals or entertaining guests with bifold doors offering easy access to the rear garden, further extending the living space.

Upstairs, there are four well-appointed bedrooms. Bedroom one is a generous double bedroom featuring an en-suite shower room and skylights, and there are three further excellent bedrooms (two generous doubles and a good sized single), two of which have fitted wardrobe space.

There is a well-equipped family bathroom with a WC, wash basin, bath, and walk-in shower cubicle and additionally there is a convenient ground floor shower room.

Externally, the property offers ample gated driveway parking to the front. This house has been maintained to an exceptional standard and provides a wonderful opportunity to acquire a family home in a highly sought-after location.





## Property Specification

### Hall

**Kitchen / Dining / Family Room**  
9.93m (32'7") x 3.55m (11'8")

**Living Room** 6.04m (19'10") max x 4.01m (13'2")

**Sitting / Garden Room**  
5.89m (19'4") x 3.34m (10'11") max

**Study** 3.34m (10'11") x 2.33m (7'8")

**Shower Room** 2.18m (7'2") x 0.90m (3')

### Landing

**Bedroom 1** 4.51m (14'10") max x 4.01m (13'2") max

**En-suite** 2.31m (7'7") x 1.44m (4'9")

**Bedroom 2** 4.64m (15'3") max x 3.64m (11'11") max

**Bedroom 3** 3.67m (12'1") max x 3.34m (10'11") max

**Bedroom 4** 3.31m (10'10") max into wardrobe x 2.38m (7'10") max

**Bathroom** 3.55m (11'8") x 1.72m (5'8")

## Viewer's Note

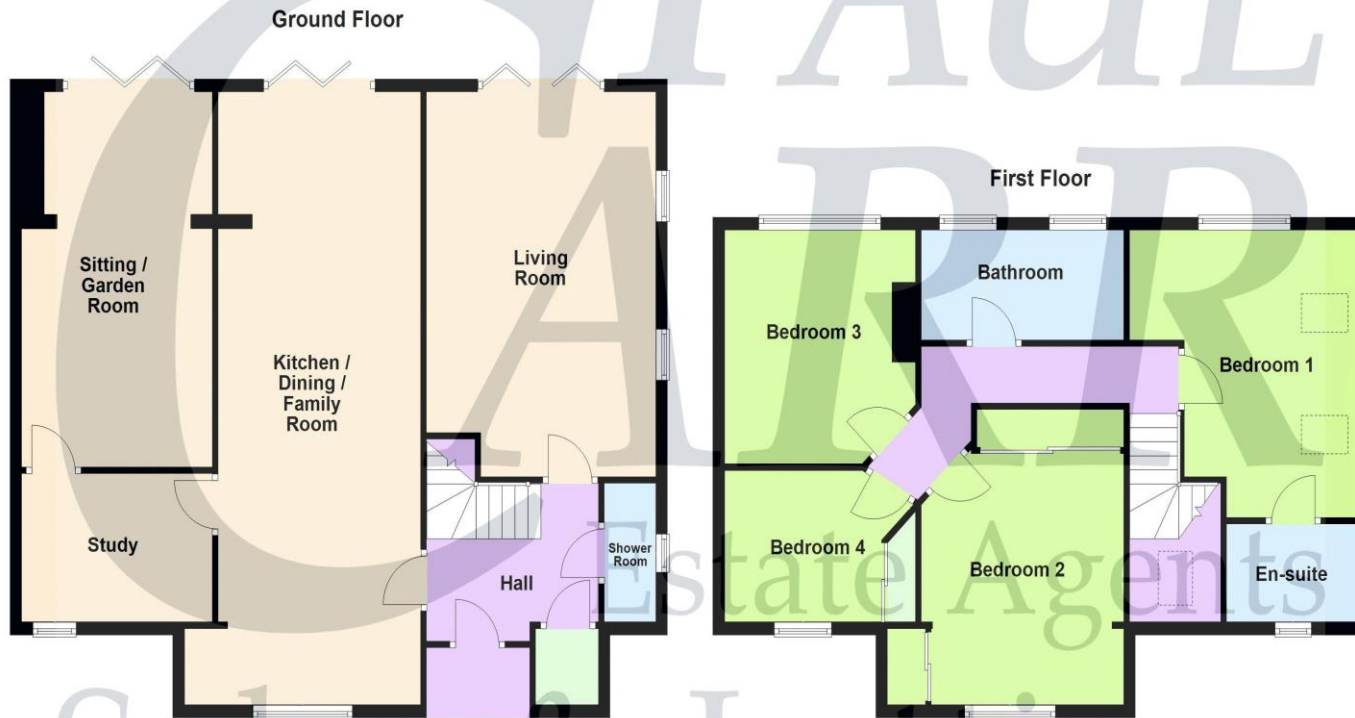
Services connected: Gas, electricity, water and drainage.  
Council tax band: C Tenure: Freehold

## 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: 17th June 2025

# 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 79        |
| (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, Scotland & Wales                   | EU Directive 2002/91/EC |           |

## Map Location

