



83 Windrush Close, Pelsall,  
Walsall, WS3 4LJ

£275,000

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#### Ground Floor:

The property is entered via a hallway with two ceiling light points and radiators, with stairs rising to the first floor and doors leading to the principal ground floor accommodation. The downstairs WC is fitted with a low flush WC, wash hand basin, radiator and ceiling light point. The kitchen offers a range of wall and base units, stainless steel sink with drainer and mixer tap, four-ring electric hob and oven, two ceiling light points, radiator, understairs storage cupboard and two double glazed windows to the rear. The integral garage benefits from a ceiling light point and an up-and-over door to the front.

#### First Floor:

The first-floor landing features a ceiling light point, radiator and stairs rising to the second floor, with doors leading to the main living areas. Bedroom two enjoys a double-glazed window to the rear, ceiling light point, radiator and fitted wardrobes, with access to an en-suite shower room comprising a shower cubicle, low flush WC, wash hand basin, radiator and an obscure double-glazed window. The lounge is a bright and spacious room with two ceiling light points, two radiators, an electric fireplace, a double-glazed window to the front and sliding doors opening to a Juliet balcony. There is also a separate WC fitted with a low flush WC, wash hand basin, radiator and ceiling light point.

#### Second Floor:

The second-floor landing provides loft hatch access, an over-stairs storage cupboard housing the water tank and a ceiling light point, with doors leading to the remaining accommodation. Bedroom one benefits from two double glazed windows to the front, two radiators, ceiling light point and fitted wardrobes, along with an en-suite shower room featuring a shower cubicle, low flush WC, wash hand basin, radiator and ceiling light point. Bedroom three offers a double-glazed window to the rear, fitted wardrobes, radiator and ceiling light point, while bedroom four also enjoys a rear-facing double glazed window, radiator and ceiling light point. The family bathroom is fitted with a bath with shower over, low flush WC, wash hand basin, radiator and ceiling light point.

#### Exterior:

To the front of the property there is a tarmac driveway providing access to the garage and front entrance. The rear garden features a slabbed patio area with side access gate, leading to a garden space with established shrubbery and boundary fencing.





### 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: 21st January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

### Entrance Hallway

Downstairs WC -	3' 3" x 5' 8"	(0.99m x 1.73m)
Kitchen/Diner -	16' 8" x 10' 0"	(5.08m x 3.05m)
Garage -	18' 5" x 8' 0"	(5.61m x 2.44m)
Lounge -	16' 8" x 12' 9"	(5.08m x 3.88m)
Bedroom Two -	10' 4" x 11' 4"	(3.15m x 3.45m)
Ensuite Shower Room -	6' 1" x 8' 0"	(1.85m x 2.44m)
WC -	6' 4" x 3' 4"	(1.93m x 1.02m)
Bedroom One -	10' 2" x 16' 8"	(3.10m x 5.08m)
Ensuite Shower Room -	4' 9" x 5' 1"	(1.45m x 1.55m)
Bedroom Three -	9' 0" x 11' 2"	(2.74m x 3.40m)
Bedroom Four -	8' 0" x 7' 6"	(2.44m x 2.28m)
Family Bathroom -	9' 2" x 6' 3"	(2.79m x 1.90m)

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

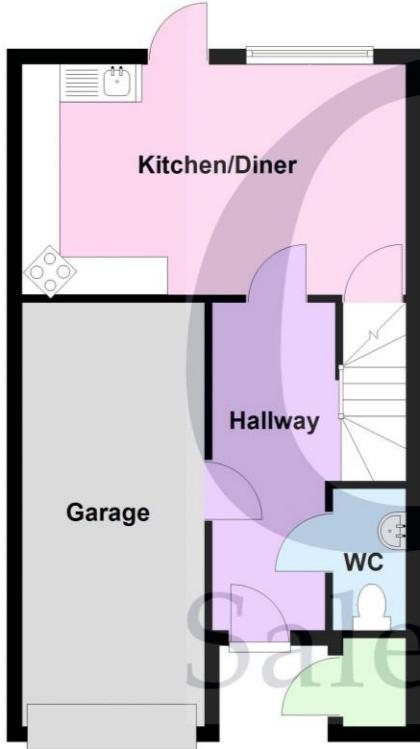
Council tax band: C

Tenure: Freehold

# Floor Plan

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

Ground Floor



First Floor



Second Floor



## Energy Efficiency Rating

NEW

INSTRUCTION

AWAITING

EPC

## Map Location

