



122 Pelsall Road,
Walsall, WS8 7DP

£650,000

Walsall

£650,000



Paul Carr Estate Agents are pleased to offer for sale this superb, detached cottage.

The property is situated close to M6 toll / A5 Brownhills and Pelsall with many amenities including shops and local schools close by. There are fitted shutters to a large proportion of windows giving a contemporary feel.

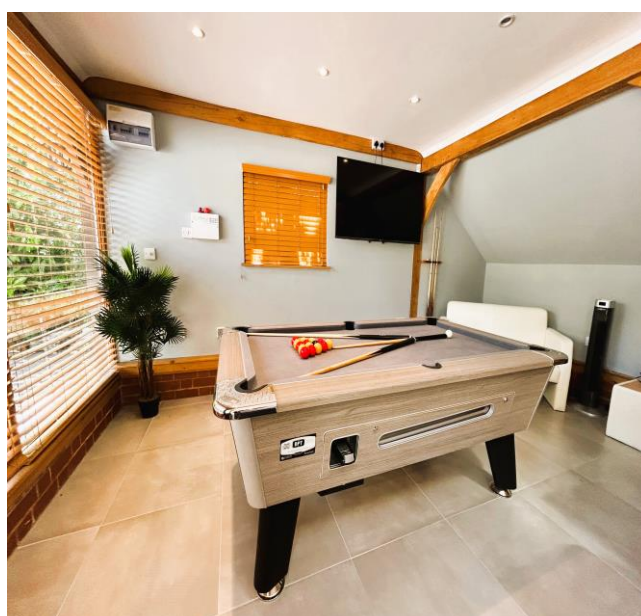
Through the gates at the front of the property there is a large, gravelled parking area, side lawn and access to the courtyard garden at the rear.

The front porch has been constructed with character in mind with its wooden trusses, flag stone floor and shaped wooden door. Entering the property through the porch you are welcomed by a contemporary style hall with guest cloakroom and feature turning staircase rising to the first floor. From here you enter the well-appointed refitted grey hi gloss breakfast kitchen with tiled floor and is fully fitted with appliances including twin double ovens, dishwasher, fridge, freezer, hob, extractor and offers space for a dining area which has double French doors opening onto the courtyard. The spacious square lounge has a unique bespoke wooden floor and an exposed brick chimney breast complete with log burner effect electric fire which adds further character to this lovely home. Leading from the lounge is the guest suite complete with its own en-suite shower room and plentiful storage. To the first floor is a galleried landing overlooking the front - ideal as a quiet space with a walk-in airing cupboard off, three further double bedrooms, all with fitted wardrobes and a modern family bathroom. The master bedroom has fitted wardrobes, matching dressing table, drawers and gives access to the refitted luxury en-suite shower room with large separate shower cubicle with raindrop shower, glass enclosure, double vanity unit with twin inset wash hand basins and illuminated wall mirror.

Outside there is a laundry room situated off the courtyard, and a garden room currently used as a bar / games room ideal for entertaining. (Could also be used as a home office.) To the rear of the garden room are two large wooden work shops ideal for a trade's person or DIY enthusiast.

Planning permission has been obtained (subject to renewal) to build a detached home within the grounds.





Property Specification

A STUNNING FOUR BEDROOM DETACHED GATED FAMILY HOME
PORCH, WELCOMING RECEPTION HALL & GUEST CLOAK ROOM
RECENTLY RE-FITTED BREAKFAST KITCHEN WITH GREY HI-GLOSS UNITS AND INTEGRATED APPLIANCES

Entrance Porch 14' 6" x 5' 8" (4.41m x 1.72m)

Entrance Hall

Lounge 16' 3" x 16' 1" (4.96m x 4.9m)

Kitchen 19' 10" x 10' 6" (6.05m x 3.2m)

Dining Room 10' 11" x 10' 4" (3.32m x 3.16m)

Ground Floor Bedroom/Office 16' 1" x 8' 0" (4.89m x 2.45m)

En-suite 7' 10" x 5' 8" (2.39m x 1.73m)

Guest WC

Utility room

First Floor Landing

Bedroom One 12' 9" x 10' 6" (3.88m x 3.21m)

En-suite 10' 6" x 6' 6" (3.21m x 1.97m)

Bedroom Two 16' 8" x 12' 0" (5.08m x 3.67m)

Bedroom Three 12' 0" x 8' 2" (3.67m x 2.49m)

Family Bathroom 8' 3" x 6' 11" (2.52m x 2.12m)

Outdoor Bar/Games Room 17' 5" x 16' 3" (5.31m x 4.96m)

Agent's Note:

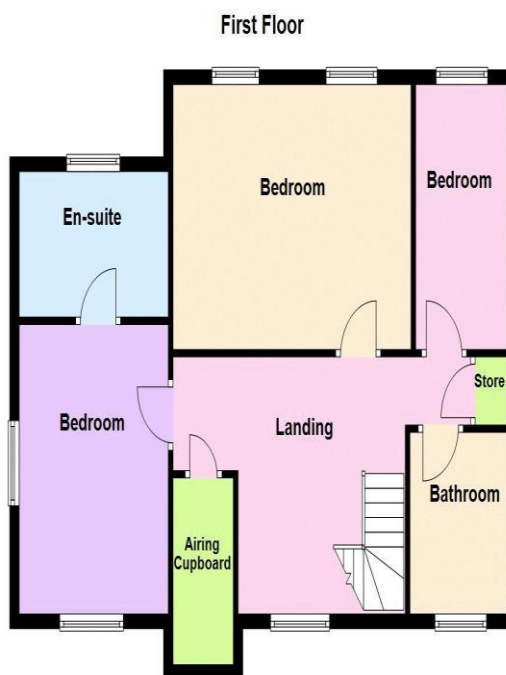
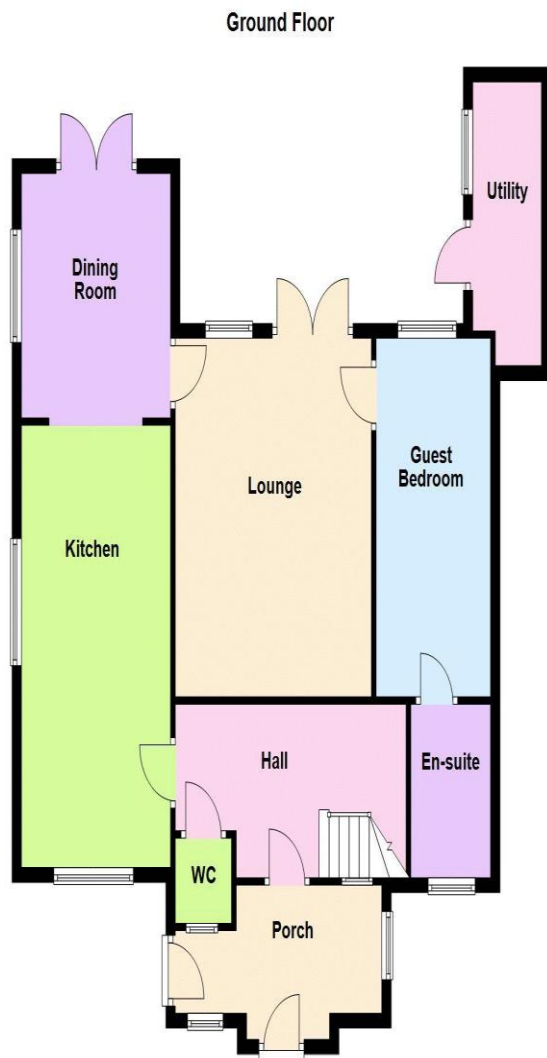
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 30th June 2025

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

