



Thatchwood Close
Pelsall, Walsall, WS3 4AR

Offers Over £420,000

Property Features

- Stunning Detached Family Home
- Private Cul De Sac Location
- Spacious Family Lounge
- Open Plan Kitchen/Diner
- Versatile Sitting Room
- Main Bedroom & En Suite
- Three Further Bedrooms
- Well-Presented Rear Garden
- Off Road Parking
- Freehold

Full Description

Nestled within an exclusive and private cul de sac in a highly sought-after residential area, this stunning detached family home epitomises modern living with its array of high-quality finishes and thoughtful enhancements by the current owners.

GROUND FLOOR

Upon entering, you are welcomed by an inviting entrance hall, which leads to the first-floor landing and guides you into a delightful family lounge. This space is bathed in natural light thanks to a charming bay window, while the quality tiled flooring provides a sleek and contemporary feel.

At the heart of the home, the expansive kitchen/diner spans the full width of the property, offering an ideal setting for both entertaining and everyday family life. The kitchen is equipped with an impressive range of integrated appliances and stylish units, all complemented by stunning bi-fold doors that open directly onto the beautifully landscaped rear garden.

Adding to the versatility of the ground floor is a cleverly converted garage, now serving as a supplementary reception room suitable for a variety of uses. A guest cloakroom further enhances the practicality of this floor.



FAMILY LOUNGE

16' 0" x 11' 6" (4.90m x 3.52m)

OPEN PLAN KITCHEN/DINER

23' 5" x 11' 8" (7.14m x 3.56m)

SITTING ROOM

16' 0" x 7' 6" (4.89m x 2.29m)

GUEST CLOAKROOM

5' 1" x 3' 5" (1.57m x 1.06m)

FIRST FLOOR

Upstairs, the home offers four generously sized bedrooms, each designed with flexibility and comfort in mind. Three of the four bedrooms benefit from fitted wardrobes offering convenient storage, whilst the main bedroom enjoys the added luxury of an en suite bathroom. Completing the internal ensemble, a well-appointed family bathroom hosts a matching four piece suite.

BEDROOM ONE

11' 6" x 11' 4" (3.53m x 3.46m)

EN SUITE

6' 6" x 4' 7" (1.99m x 1.40m)

BEDROOM TWO

14' 5" x 8' 2" (4.41m x 2.49m)

BEDROOM THREE

11' 3" x 7' 11" (3.43m x 2.42m)

BEDROOM FOUR

13' 6" x 7' 11" (4.14m x 2.42m)

BATHROOM

11' 3" x 6' 9" (3.44m x 2.06m)



THE REAR

Outside, the property continues to impress with a meticulously maintained rear garden. This private outdoor space features a slab paved patio, perfect for alfresco dining, alongside a lush lawn framed by timber sleepers, with the entire plot securely enclosed by timber fencing. This home is truly the perfect blend of style, comfort, and practicality, making it an ideal choice for modern family living.



ANTI MONEY LAUNDERING

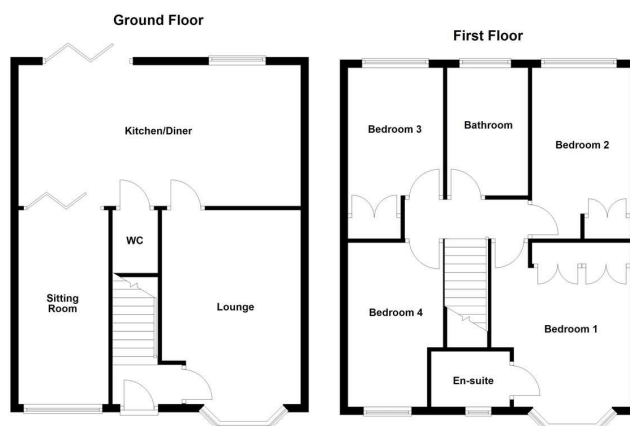
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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

8 Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements