

Road Map



Hybrid Map



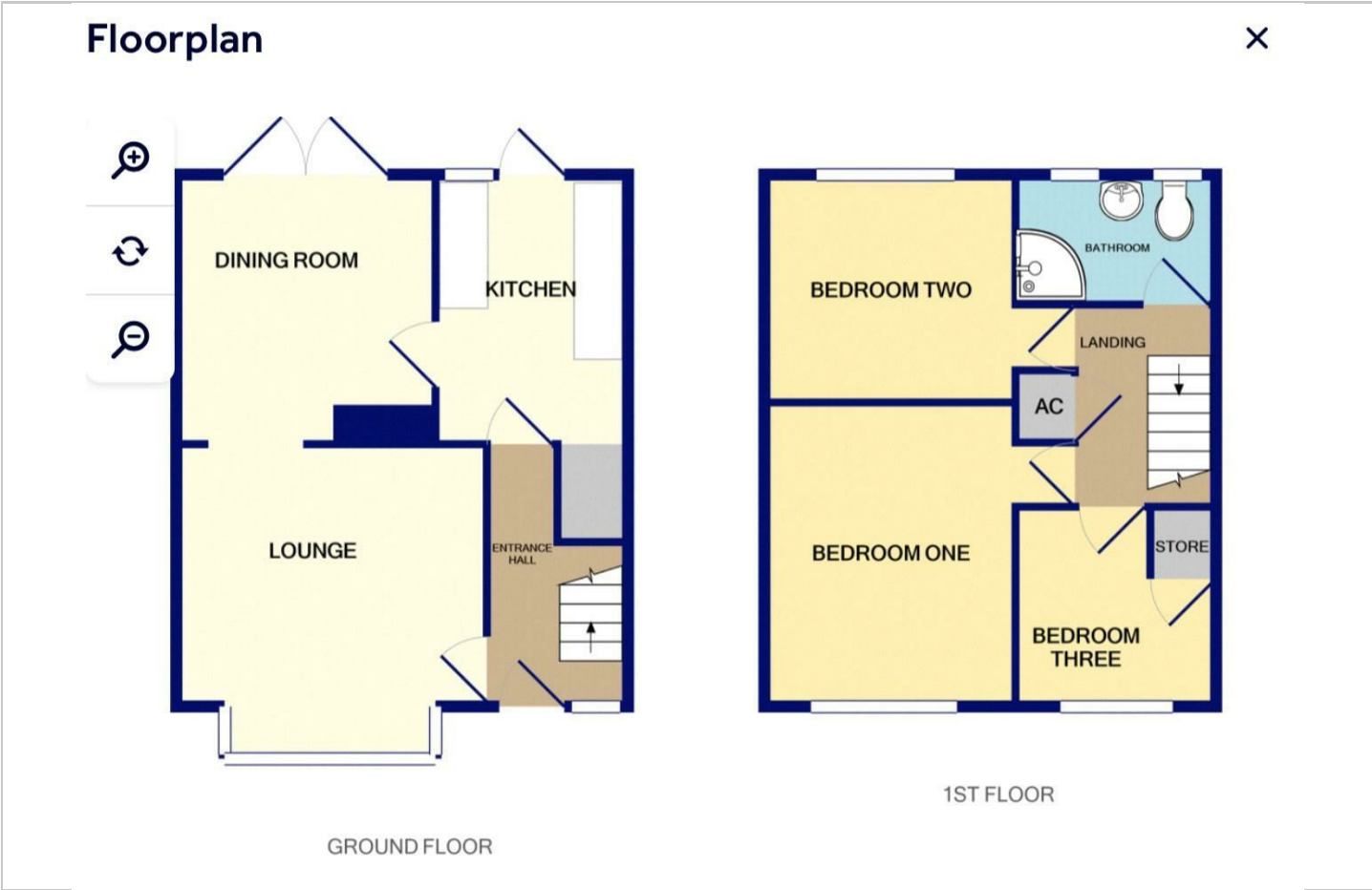
Terrain Map



# MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS

Floor Plan



## 11 The Chartway

, Pelsall WS3 4ED

Offers Over £200,000 Freehold

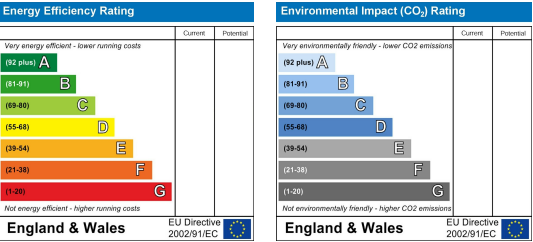


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

[www.marrion.co.uk](http://www.marrion.co.uk)





# 11 The Chartway

, Pelsall WS3 4ED

Offers Over £200,000 Freehold



## FULL DESCRIPTION

Nestled in a tranquil cul-de-sac position on The Chartway in Pelsall, this charming mid-terrace house presents an excellent opportunity for those seeking a home with potential. Just a short stroll from the vibrant Pelsall Village and its picturesque Common, this property is ideally located for both convenience and leisure.

Upon entering, you will find an enclosed storm porch leading into a welcoming entrance hall. The spacious through lounge and dining room provide a versatile living area, perfect for both relaxation and entertaining. The galley kitchen, while in need of modernisation, offers a functional space for culinary pursuits.

The property boasts three generously sized bedrooms, ensuring ample accommodation for families or guests. A shower room and a separate WC add to the practicality of the layout. The house is gas centrally heated and double glazed throughout, providing comfort and efficiency.

Outside, the block-paved forecourt offers off-street parking, while the private rear garden presents a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

This deceptively spacious home is being offered with no onward chain, making it an attractive proposition for buyers looking to move swiftly. With a degree of modernisation required, this property is a blank canvas, allowing you to put your personal touch on it and truly make it your own. Don't miss the chance to explore the potential this lovely home has to offer.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED ENCLOSED STORM PORCH

With ceramic tiled floor, leads to a hard wood double glazed entrance door opening into the;-

## WELCOMING RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, single panel radiator and doors radiating to the following;-

### FRONT LOUNGE measuring

11'5" x 12'5" max (3.5m x 3.8m max)

The focal point of which is provided by an Adam style fire surround with raised marble hearth, brass fender and inset flame effect gas fire (Baxi Bermuda inset to back boiler behind), walk in bay window and having an open square archway leading into the;-

### REAR DINING ROOM measuring

9'4" x 9'4" (2.85m x 2.87m)

Having a double panel radiator with cover and aluminium and hardwood sliding double glazed patio door leading to the rear garden.

### GALLY STYLE KITCHEN measuring

7'10" x 10'9" (2.39m x 3.28m)

Fitted in a range of cream and wood effect base and wall units having butchers block effect roll topped work surface, incorporating a one and a half bowl single drainer stainless steel sink unit, space for cooker, fridge and washing machine, ceramic tiled walls and flooring, useful understairs storage cupboard with balloon style louvre doors housing the gas and electric meters, together with PVCu double glazed window and personal door leading to the rear garden.

## ON THE FIRST FLOOR

### A WELL LIT LANDING AREA

Having an airing cupboard housing the copper hot water cylinder and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

12'4" x 11'1" min (3.78m x 3.4m min)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and loft access panel.

### REAR BEDROOM TWO measuring

11'1" min x 9'6" (3.4m min x 2.9m)

Having a double panel radiator and hardwood and aluminium double glazed window to the rear aspect.

### FRONT BEDROOM THREE measuring

8'6" x 8'2" (2.6m x 2.5m)

Having a double panel radiator, PVCu double glazed window to the front aspect and useful built in wardrobe.

### FULLY TILED SHOWER ROOM

Having a white suite comprised of pedestal wash hand basin, walk in glazed shower unit with instant electric shower, single panel radiator and hardwood and aluminium double obscure glazed window to the rear.

### SEPARATE WC

Having a timber wainscoting to dado height and ceramic tiling above, low level WC and hardwood and aluminium obscure double glazed window to the rear.

## OUTSIDE

### GARDENS

A block paved fore court area and gated entrance to the shared pedestrian side entry. To the rear of the property there is a paved patio with level lawn, useful metal garden shed and planted borders.



## GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.