

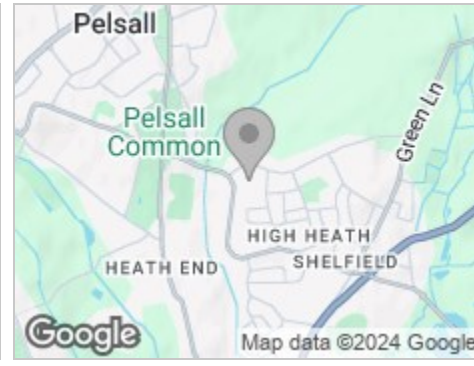
Road Map



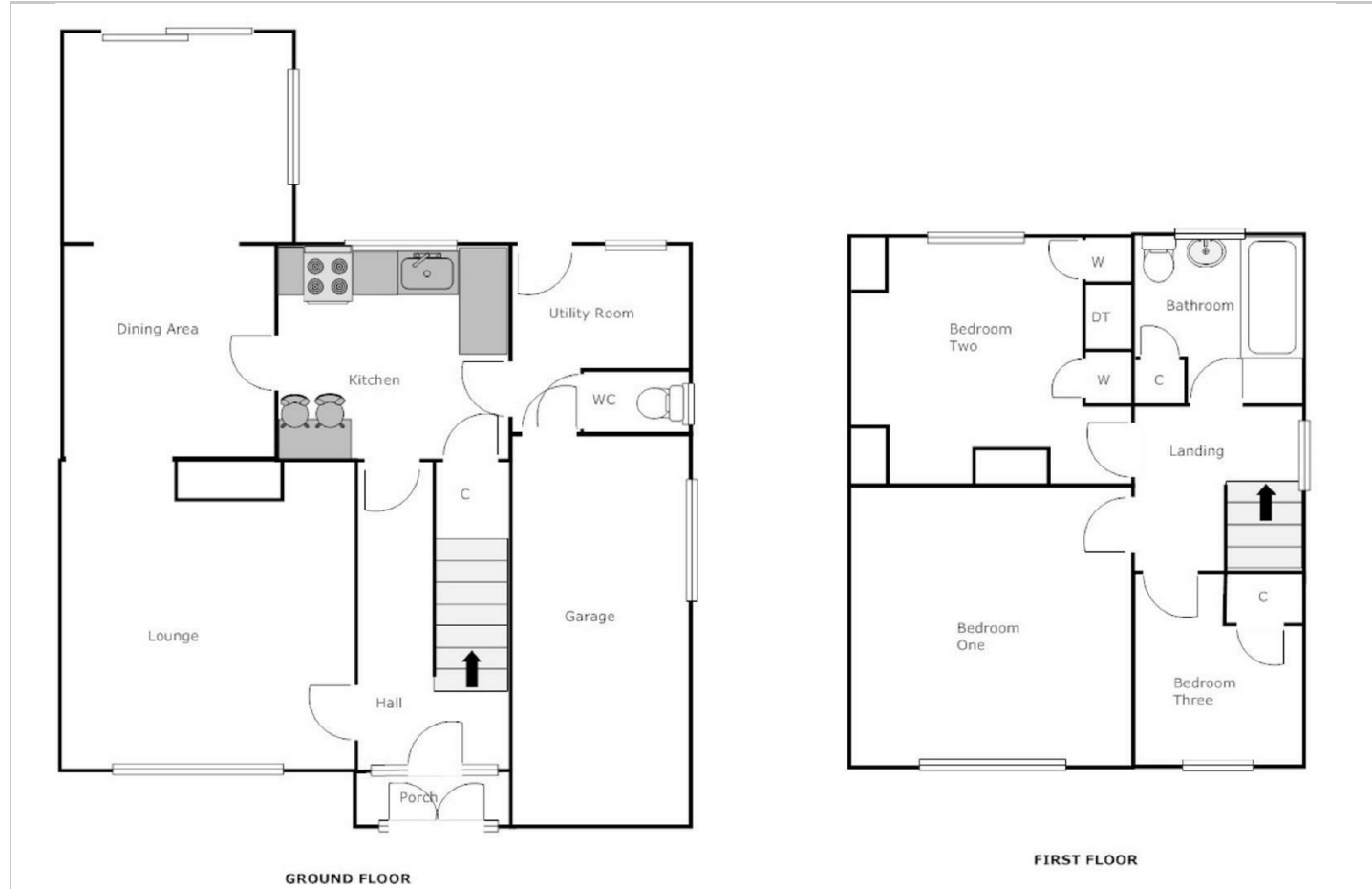
Hybrid Map



Terrain Map



Floor Plan



8 Daisy Bank Close

High Heath, Pelsall WS3 4BL
Offers In The Region Of
£319,950 Freehold

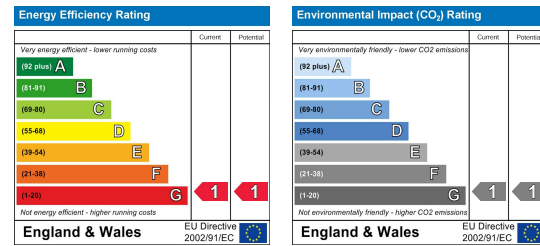


Viewing

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

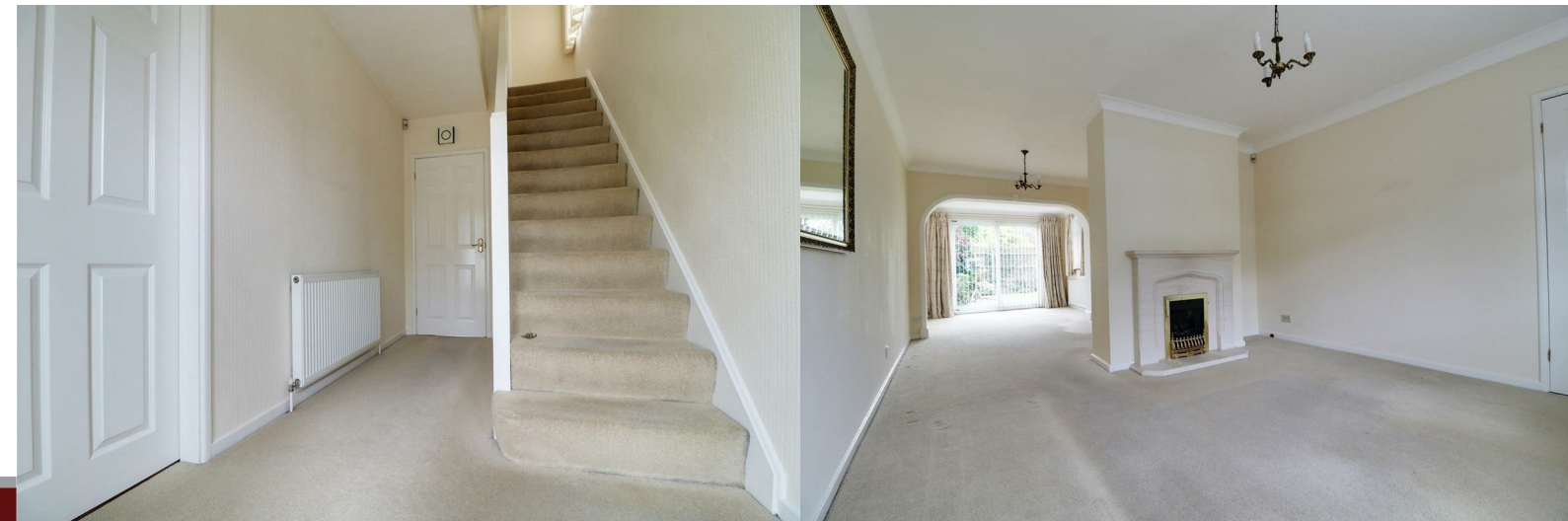


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8 Daisy Bank Close

High Heath, Pelsall WS3 4BL

Offers In The Region Of £319,950 Freehold



Nestled in the charming Daisy Bank Close, High Heath, Pelsall, this stunning detached house is a true gem waiting to be discovered. Boasting a delightful storm porch and a welcoming reception hallway, this property exudes warmth and character from the moment you step inside.

With one spacious front lounge and an extended dining area, there is ample space for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen is perfect for whipping up culinary delights, while the utility room adds a touch of convenience to your daily routine.

This beautiful house features three good-sized bedrooms, offering plenty of space for a growing family or accommodating guests. The two bathrooms provide added comfort and luxury, ensuring everyone's needs are met effortlessly.

Situated in a prime location, this property is conveniently close to amenities such as the picturesque Pelsall Common, good schools, places of public worship, and motorway links, making it an ideal choice for those seeking both convenience and tranquillity.

Additionally, the property comes with parking for three vehicles, a side attached single car garage, and well-maintained gardens, providing the perfect outdoor space for relaxation or outdoor gatherings.

With gas central heating and PVCu double glazing, this house offers both comfort and energy efficiency. Don't miss the opportunity to make this beautifully presented detached house your new home sweet home.

The gas centrally heated and PVCu double glazed accommodation briefly includes the following:- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH

With quarry tiled floor and lantern light leads to a further inner glazed door and side panels which open into a:-

WELCOMING AND SPACIOUS RECEPTION HALLWAY

Having an easy rise staircase to the first floor, single panel radiator and door to the:-

SPACIOUS FRONT LOUNGE measuring

12'11" x 12'4" (3.94 x 3.77)

The focal point of which is provided by a central chimney breast with

modern Marble Gothic arched fireplace with raised hearth and inset real flame effect gas fire. There is a deep PVCu double glazed bow window with leaded lights overlooking the fore garden, double panel radiator with thermostatic valve and coved ceiling. This room leads into the:-

EXTENDED DINING AREA measuring

8'11" x 8'11" (2.72 x 2.72)

And archway into the:-

EXTENDED AREA measuring

9'8" x 8'10" (2.95 x 2.7)

This room has a bright and sunny aspect overlooking the rear garden and benefits from a PVCu double glazed sliding patio door and side window, wall and ceiling lighting, together with single panel radiator and thermostatic valve.

MODERN FITTED KITCHEN measuring

9'10" x 9'0" (3 x 2.74)

Comprehensively equipped in a range of modern contemporary base and wall units having contrasting roll topped work surfaces incorporating a breakfast bar area with space for stools, single panel radiator and thermostatic valve. There is a brown single drainer sink unit with contemporary mixer tap, a Neff four ring ceramic electric hob with extractor hood over and eye level Neff electric oven and grill, integrated dishwasher and larder fridge. There is ceramic tiling to the splash back areas, PVCu double glazed window to the rear aspect, useful understairs pantry with shelving, and multi glazed door leading to the:-

UTILITY ROOM measuring

7'6" x 7'11" max (2.29 x 2.42 max)

Having ceramic tiling to half wall height, plumbing connections for automatic washing machine, wall mounted Worcester Greenstar condensing/combo boiler, PVCu double glazed personal door to the rear garden and double glazed window.

SEPARATE GUESTS CLOAKS/WC

Having a Champagne coloured low level suite, single panel radiator with thermostatic valve and PVCu double glazed window to the side aspect.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

With PVCu double glazed window to the side aspect, access panel to the insulated loft void, and doors radiating to the following:-

FRONT BEDROOM ONE measuring

11'9" x 11'10" (3.58 x 3.61)

Having a double panel radiator with thermostatic valve and PVCu double glazed picture window to the front elevation.

REAR BEDROOM TWO measuring

11'10" x 10'5" (3.61 x 3.17)

Having a range of attractive bedroom furniture incorporating two single wardrobes, dressing table fitment, drawers units to either side of the bed space and cupboards over, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

8'1" x 7'1" (2.47 x 2.17)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and built in wardrobe over the stairwell.

PART TILED FAMILY BATHROOM/WC

Having a modern white suite comprising of low level close coupled WC, vanity wash hand basin, panelled bath with shower attachment and glazed screen, chromium heated towel rail and PVCu double glazed window to the rear aspect.

OUTSIDE

A SIDE ATTACHED SINGLE CAR GARAGE measuring

16'7" x 7'6" (5.05 x 2.29)

Having a remote control electrically operated up and over garage door, PVCu double glazed window to the side aspect and meters.



GARDENS

Driveway parking for two cars, open plan lawned fore garden and pedestrian gated entrance leading to the fully enclosed rear garden with paved patio, shaped lawn and well stocked herbaceous borders. The whole enjoys a particularly private rear aspect.

GENERAL INFORMATION

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band D.

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

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