



Pelsall Road
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this traditional and spacious three bedroom detached family home situated in a popular residential area of Brownhills.

For more than 55 years, this property has been a cherished family home, now ready to embrace a new family eager to create and relish their own memories.

The property has retained many of its original pre-war features, such as stained glass windows in the reception hallway, the authentic doors on the first floor and original pantry cooling slab.

Set on a spacious plot, this property boasts a generous and secluded private rear garden adorned with well-established shrubs, bushes, and trees. Enhancing its charm, a mature fish pond attracts a variety of small wildlife, including frogs and hedgehogs. The garden holds abundant potential for the addition of vegetable and fruit allotments, all while preserving the lush lawn and inviting patio areas—ideal for entertaining and providing ample space for families and pets to play.

Nestled away from the main road, the property is framed by a substantial front bush border, providing a sense of privacy from the pavement. Additionally, there is ample parking space available for multiple vehicles.

It briefly comprises: porch, entrance hallway, front lounge, dining room and large rear conservatory, a modern fitted kitchen, huge double garage with rear utility area and work bench and separate WC, landing, family shower room and three double bedrooms.

The property benefits from brand new UPVC double glazing throughout (2023), as well as gas central heating provided by a modern boiler fitted around 5/6 years ago.

The house is perfectly positioned for access to the amenities on Brownhills High Street as well as local supermarkets and shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock & Walsall.

RECEPTION HALL:

Accessed via the entrance porch it features: stained glass windows, entrance door, carpeted flooring, ceiling light point, stairs to first floor, radiator, doors to the kitchen, dining room and lounge.

LOUNGE:

12' 8" x 15' 10" into bay (3.85m x 4.82m)
Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial sockets, ceiling light points, radiator, bay window to the front and French doors to the dining room.

DINING ROOM:

11' 4" x 12' 9" (3.46m x 3.89m)
Feature fireplace with electric fire, carpeted flooring, ceiling light points, radiator, hatch opening to the kitchen, door to the hallway, sliding door to the conservatory.

CONSERVATORY:

12' 1" x 13' 8" (3.68m x 4.17m)
Pitched poly-carbonate roof with a UPVC frame on a brick base, tiled flooring, ceiling light point, central heating radiator, French doors to the garden.

MODERN FITTED KITCHEN:

9' 10" x 8' 2" (3.00m x 2.50m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden effect work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven, microwave and gas hob with concealed extractor hood, ceramic tiled flooring, light point, UPVC window to the rear, doors to the garage and hallway, plus a large pantry cupboard with original stone cooling slab and space to house the fridge.

DOUBLE GARAGE:

13' 0" x 36' 1" (3.96m x 10.99m)
Up and over front door, personnel entrance doors to the front driveway and rear garden, light and electric points, work bench area, rear utility with plumbing and space for white goods, doors to the kitchen and WC.





WC:

Suite comprising: low level WC, ceramic tiled flooring, light point, window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch with pull down ladder, doors off to three bedrooms and the family shower room.

MASTER BEDROOM:

12' 8" x 15' 10" into bay (3.85m x 4.82m)
Wooden flooring, radiator, ceiling light point and bay window to the front.

BEDROOM TWO:

11' 4" x 12' 9" (3.46m x 3.89m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

8' 0" x 9' 7" (2.45m x 2.92m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY SHOWER ROOM:

White suite comprising: large walk in shower cubicle, vanity unit with cabinets, wash hand basin and low level W/C, ceramic tiled flooring, wall tiling, heated towel rail, light point and windows to the front and side.

EXTERNALLY:

At the front is a private driveway with parking for several vehicles which leads to the front entrance door and garage. The large private rear garden is enclosed by fenced borders and features; patio area ideal for entertaining, extended lawn areas, brick built BBQ, fish pond, various trees, shrubs and flowerbeds.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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