



Mallard Close  
Pelsall



# Mallard Close Pelsall



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, three bedroom detached house, set on a quiet, sought after cul-de-sac.

The ground floor features a generous lounge and a separate dining room, along with a stunning high-spec fitted kitchen, a welcoming entrance hall, and a sizeable garage. Upstairs, you'll find three well-appointed bedrooms, a fantastic new modern fitted bathroom, and a bright landing area.

Externally is a good sized private rear garden with lawn and patio area. To the front is a two car driveway.

Other benefits include: re-decoration throughout, a fully boarded loft space, upvc double glazing and central heating throughout.

The property is well placed to take advantage of a wide range of amenities in Walsall & Cannock town centres, both being approximately four miles away, with further facilities also available in Pelsall itself including shops, takeaways and pubic houses. 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:

Front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

## LOUNGE:

13'10" x 13'2" ( 4.22m x 4.02m)

Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator, window to front and door off to kitchen.

## DINING ROOM:

9'7" x 8'2" (2.91m x 2.49)

Carpeted flooring, ceiling light points, radiator, window to rear and door to kitchen.

## KITCHEN:

9'7" x 8'5" (2.92m x 2.57m)

Range of modern matching high gloss finish wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and microwave, 4 ring gas hob with extractor fan, integrated fridge-freezer, vinyl flooring, ceiling spot lights, useful storage cupboard, window to front and door to garage.

## GARAGE:

19'4" x 7'11" (5.89m x 2.41m)

Up and over door, light and power points, space for appliances and door to garage.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

## MASTER BEDROOM:

11'11 x 9'5 (3.63m x 2.87m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.





### **BEDROOM TWO:**

9'11" x 9'5" (3.02m x 2.87m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

### **BEDROOM THREE:**

6'6" x 9'00"max x 6'6" (1.98 x 2.74m)

Carpeted flooring, useful storage cupboard, window to front, ceiling light point and radiator.

### **FAMILY BATHROOM:**

White suite comprising: bath, vanity wash hand basin, storage cupboard and W/C, wall tiling, tiled flooring, ceiling light point, heated towel rail and window to rear.

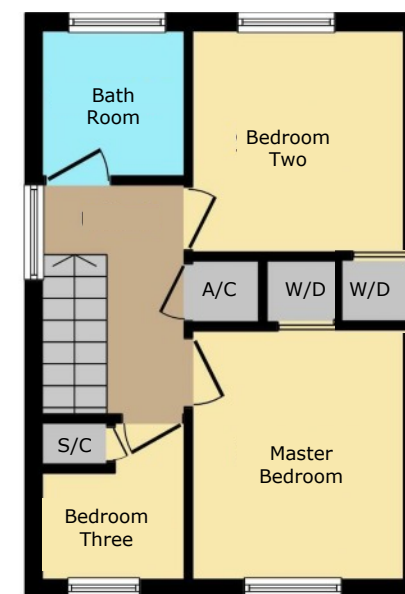
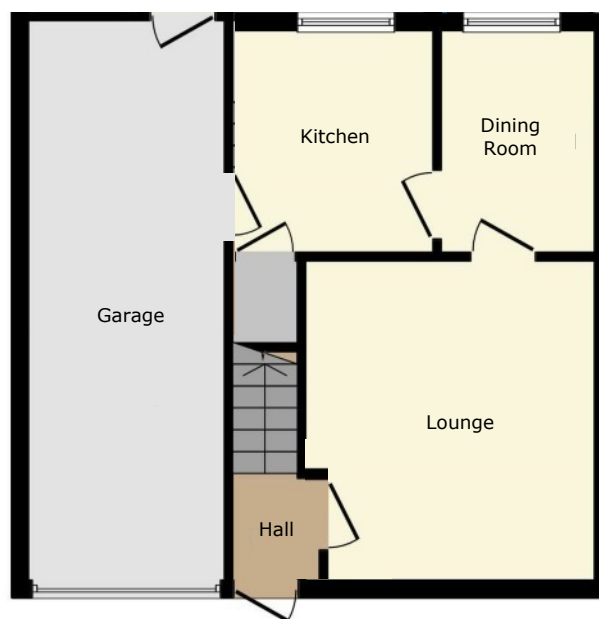


### **VIEWING:**

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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