



Lovett & Co.
estate agents

**Clockmill Road
Pelsall**

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom semi-detached house with converted attic room.

The property occupies a generous corner plot with parking at the front for three cars and a stunning private rear garden with patio areas, lawn and shed.

Internally the property offers: porch, entrance hallway opening to the lounge diner, rear conservatory, modern fitted kitchen and separate utility area with side access from the front, landing, two double bedrooms and a new modern fitted family bathroom (2023) plus the converted attic space with staircase from the master bedroom.

Other benefits include: new utility roof (2024), UPVC double glazing and gas central heating throughout provided by a Worcester Bosch combi' boiler less than 4 years old.

The property is well placed to take advantage of a wide range of amenities in both Walsall and Cannock town centres, both being approximately four miles away, with local facilities also available on Pelsall High Street. 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.

PORCH:

UPVC French doors, tiled flooring, windows to the front and side, wooden entrance door to the hallway.

RECEPTION HALL:

Tiled flooring, light point, carpeted stairs to the first floor, under stairs store, door to the kitchen and opening to the lounge diner.

LOUNGE DINER:

10' 7" x 19' 6" (3.22m x 5.95m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial socket, ceiling and wall light points, bay

window to the front, space for a dining table and chairs, if required, radiators, patio door to the rear conservatory.

CONSERVATORY:

8' 0" x 11' 3" (2.44m x 3.44m)

Pitched poly-carbonate roof with a UPVC frame set on a brick base, laminate flooring, light point and fan, radiator, fitted window blinds and French doors to the rear garden.

MODERN FITTED KITCHEN:

8' 4" x 10' 3" (2.54m x 3.12m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and 5 ring gas hob with extractor hood, further integrated fridge and microwave, wall tiling and tiled flooring, ceiling spot lights, radiator, window to rear and door to the utility.

MODERN FITTED UTILITY:

13' 4" x 4' 11" (4.07m x 1.50m)

Work surfaces with space and plumbing beneath for white goods including: washing machine, tumble dryer, fridge and freezer, light points, laminate flooring, window to rear, UPVC front entrance door and French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the family bathroom.

MASTER BEDROOM:

14' 2" x 9' 8" (4.32m x 2.95m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front with views of the surrounding fields and countryside, door to the stairs leading on to the attic conversion.

BEDROOM TWO:

9' 8" x 9' 6" (2.95m x 2.90m)

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





FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, heated towel rail and window to the rear.

ATTIC CONVERSION ROOM:

17' 11" x 7' 9" (5.46m x 2.36m)

Carpeted flooring, recess spot lights, radiator, and Velux window to the front.

EXTERNALLY:

Set back from the main road the property is accessed over a shared gravel area which lads to the main driveway with parking for up to two cars. The private rear garden is enclosed by fenced borders and features; patio areas ideal for entertaining, lawn area, various trees, shrubs and raised flowerbeds to the borders. There is also a garden shed to the rear. Facing the south the garden receives the sun throughout the day.

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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