



**Mallard Close
Pelsall**

Mallard Close Pelsall



Lovett&Co. Estate Agents are pleased to offer for sale this well presented, four bedroom detached house, set on a quiet, sought after cul-de-sac, with views overlooking Nest Common to the side.

The ground floor includes a spacious lounge, a separate dining room, a modern kitchen-diner, a lovely conservatory, a welcoming entrance hall, and an integral garage featuring a new Crocodile roller shutter door. Upstairs, there are four well-sized bedrooms, a well-equipped bathroom, and a bright landing area. There is also the possibility to extend over the garage, subject to planning permission.

The exterior features a spacious double plot, boasting a south-facing private rear garden complete with a paved patio area. There is a side entrance with a gate leading to the front. Steps lead to an additional garden, which is laid to lawn and includes a patio area, a summer house, a greenhouse, a shed, an outside tap, and borders adorned with shrubs and plants. To the front is a three car driveway. There is also security lighting to the front and rear.

Other benefits include:, a fully insulated/boarded loft space accessed via pull ladder, alarm system, upvc double-glazed leaded glass windows 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:

Accessed via the porch and featuring: front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

LOUNGE:

5.84m (19'2") max into bay x 3.67m (12')

Feature fireplace with fitted gas fire and brick surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator, window to front and door off to dining room.

DINING ROOM:

3.06m (10'1") x 3.02m (9'11")

Carpeted flooring, ceiling light points, radiator, bi-folding doors to conservatory and serving hatch to kitchen.

KITCHEN:

5.23m (17'2") max x 4.35m (14'3") max

Range of matching wall and base units incorporating display cabinets and work surfaces, wall mounted display units, extensive work surfaces incorporating a 1 1/2 bowl sink top and drainer, electric cooker point, integrated fridge & freezer, space and plumbing for an automatic washing machine and dishwasher, double panel radiator, tiled splash-back, tiled flooring, inset spotlights, cupboard containing the Baxi central heating boiler, multi paned door to the conservatory, window to rear and velux sky light..

CONSERVATORY:

5.91m (19'5") x 1.25m (4'1")

Hardwood frame, carpeted flooring, door to kitchen and French doors to garden.

GARAGE:

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

Electric roller shutter door, light and power points and cold water tap..

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to bedrooms, family bathroom and useful storage/airing cupboard housing hot water tank.

MASTER BEDROOM:

4.05m (13'3") max into bay x 3.73m (12'3")

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front with views over Nest Common.

BEDROOM TWO:

3.14m (10'3") x 2.85m (9'4") to wardrobe front

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

BEDROOM THREE:

2.25m (7'5") x 2.24m (7'4")

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





BEDROOM FOUR:

2.33m (7'8") x 1.97m (6'5")

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

FAMILY BATHROOM:

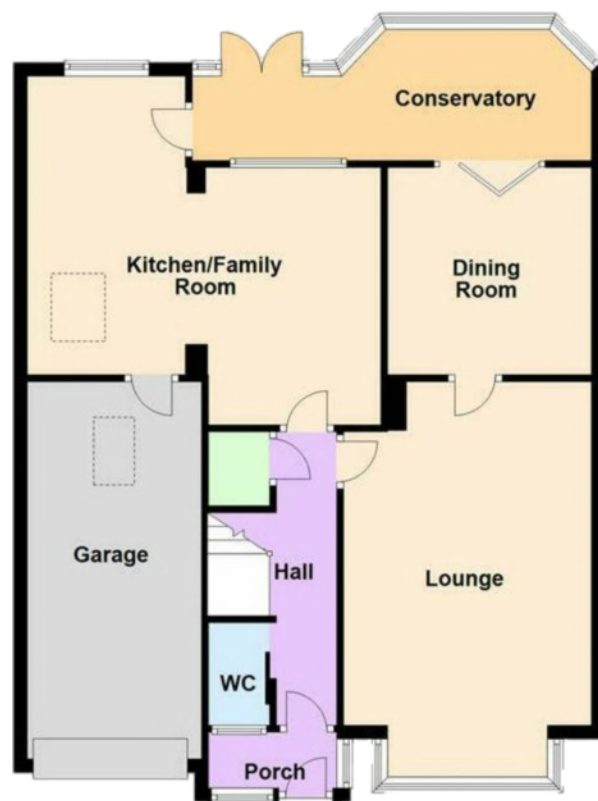
Cream suite comprising: corner jacuzzi bath, low level W.C., hand basin, shower cubicle with Triton electric shower, ceramic tiled splash-backs, wall mirrors, two radiators, shaver socket, carpeted flooring, ceiling light point and window to side.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

