



Mallard Close
Pelsall

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

The ground floor features a spacious open plan lounge-diner, along with a modern fitted kitchen and separate utility, an inviting entrance hall, convenient guest w/c and a sizeable garage. Upstairs, you'll find three well-appointed bedrooms, a modern fitted bathroom, and a bright landing area.

The exterior features a generously sized, exceptionally well-maintained, and landscaped private rear garden that includes a lawn and patio area, bordered by hedges and adorned with a variety of plants and shrubs.

At the front, a block-paved driveway with ample parking space and a lovely landscaped garden area.

Other benefits include: 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:

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

LOUNGE-DINER:

13' 1" x 23' 7" (4.00m x 7.18m)

Feature fireplace with ornate surround, carpeted flooring, coving, TV & phone sockets, ceiling and wall

light points, radiator, rear dining area, French doors to the conservatory, window to front and door off to kitchen.

CONSERVATORY:

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

Carpeted flooring, ceiling light point with fan, vertical radiator and French doors to garden.

KITCHEN:

3.95m x 3.25m (12'11" x 10'7")

Range of modern matching high gloss finish wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven a, 4 ring gas hob with extractor hood, space and plumbing for dishwasher and fridge-freezer, tiled flooring, ceiling spot lights, useful storage cupboard, window to front and door to utility.

UTILITY:

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, space and plumbing for washing machine and dryer, radiator, coving, ceiling light point, doors to w/c and rear garden.

GARAGE:

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

Up and over door, light and power points.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.62m x 2.85m (11'10" x 9'4")

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





BEDROOM TWO:

3.06m x 2.88m (10'0" x 9'5")

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

BEDROOM THREE:

2.61m x 2.01m (8'6" x 6'7")

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

FAMILY BATHROOM:

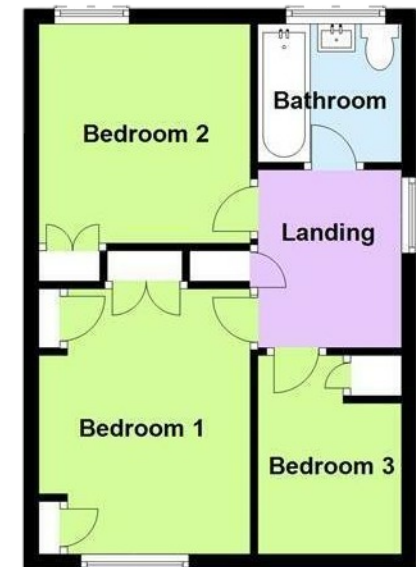
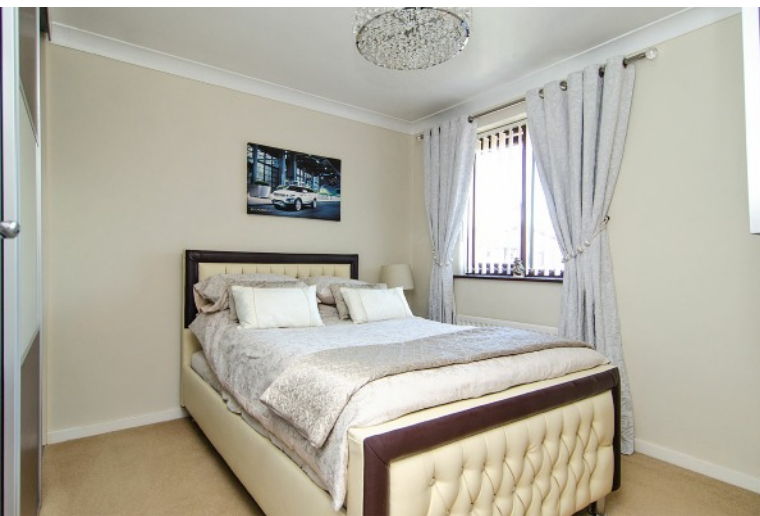
White suite comprising: bath with electric shower, vanity wash hand basin, storage cupboard and W/C, wall tiling, ceiling light point, heated towel rail and window to rear.

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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