



**8, Daisy Bank Close, Pelsall**  
Walsall, WS3 4BL

**£285,000.00**



**\*\* TRADITIONAL THREE BED DETACHED HOUSE \*\* EXTENDED ACCOMMODATION \*\* QUIET CUL DE SAC POSITION \*\* POPULAR LOCATION \*\* AMAZING POTENTIAL \*\* LIVING ROOM \*\* DINING ROOM \*\* FAMILY SITTING ROOM \*\* KITCHEN \*\* UTILITY ROOM AND WC \*\* BATHROOM \*\* GARAGE AND DRIVE \*\* PRIVATE REAR GARDEN \*\* NO CHAIN \*\*** The accommodation includes an entrance porch, reception hall, spacious and light main lounge, kitchen, dining room extending into a family sitting room, utility and WC, the first floor offers three well-sized bedrooms and a Bathroom. Externally there is a private garden to the rear and drive to the front leading to a side garage. The current accommodation offers a wealth of potential for first time buyers and families possibly looking to extend (STP). This property offers convenient access to local amenities. Within walking distance, you'll find local shops, schools, and parks including Pelsall Common. The property is well-connected, with easy reach of Public transport links making this an accessible location for commuters.

#### Entrance Porch

#### Reception hall

**Living Room** 12' 11" x 12' 4" (3.94m x 3.77m)

**Dining area** 8' 11" x 8' 11" (2.72m x 2.72m)

**Family Sitting room** 9' 8" x 8' 10" (2.95m x 2.70m)

**Kitchen** 9' 10" x 9' 0" (3.00m x 2.74m)

**Utility room** 7' 6" x 7' 11" (2.29m x 2.42m)

#### WC

#### First Floor Landing

**Bedroom One** 11' 9" x 11' 10" (3.58m x 3.61m)

**Bedroom Two** 11' 10" x 10' 5" (3.61m x 3.17m)

**Bedroom Three** 8' 1" x 7' 1" (2.47m x 2.17m)

#### Family Bathroom WC

**Side garage** 16' 7" x 7' 6" (5.05m x 2.29m)

#### Front drive and garden

#### Private rear garden

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



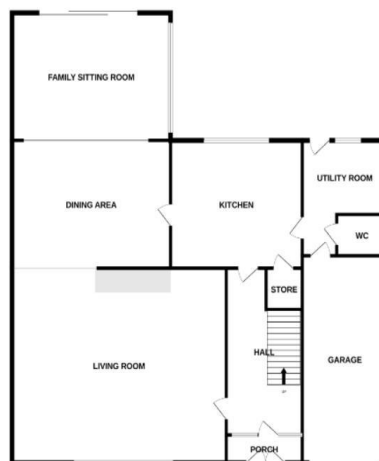


3 Queens Parade, High Street  
Bloxwich  
WS3 2EX

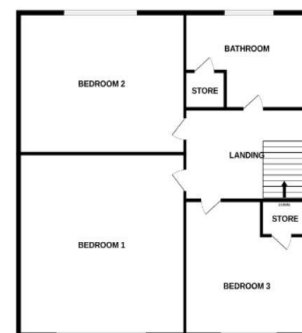
01922 478 104



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....