



Barn Owl Drive, Pelsall  
Walsall, WS3 5EX

Offers in the Region Of £280,000

Beautifully Presented Three Bedroom Semi-Detached Family Home with Conservatory, Garage & Landscaped Garden Situated within a sought-after residential development, this beautifully maintained three-bedroom semi-detached home offers stylish and spacious accommodation throughout, ideal for modern family living. The property boasts excellent kerb appeal with a well-kept front garden, driveway parking and attached garage.

Internally, the home has been tastefully updated and decorated to a high standard, creating a contemporary yet welcoming feel throughout. To the ground floor, the accommodation briefly comprises an entrance hallway, a modern fitted kitchen featuring shaker-style units, wood-effect worktops and integrated appliances, plus a separate utility room providing additional storage and practicality.

To the rear of the property is a stunning conservatory dining space flooded with natural light and overlooking the landscaped rear garden, making it perfect for entertaining and family gatherings.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom and a versatile third bedroom currently utilised as a home office/gaming room. The stylish family bathroom has been finished with contemporary tiling and modern black fittings. Externally, the enclosed rear garden has been thoughtfully landscaped to create a fantastic outdoor living space, featuring patio seating areas, pergola, lawn and decorative stone borders — ideal for both relaxing and entertaining.

Further benefits include gas central heating, double glazing, excellent storage and move-in-ready accommodation throughout.

Early viewing is highly recommended to fully appreciate the quality and presentation of this superb family home.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Hall

WC

Living Room 4.77m (15'8") x 4.39m (14'5")

Kitchen/Dining Room 4.39m (14'5") x 2.49m (8'2")

Conservatory 9' 5" x 9' 2" (2.87m x 2.79m)

Utility 2.47m (8'1") x 1.55m (5'1")

Garage 12' 0" x 8' 3" (3.65m x 2.51m)

Bedroom 1 4.01m (13'2") x 2.57m (8'5")

Bedroom 2 3.29m (10'9") x 2.57m (8'5")

Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)

Bedroom 3 3.20m (10'6") max x 1.75m (5'9")

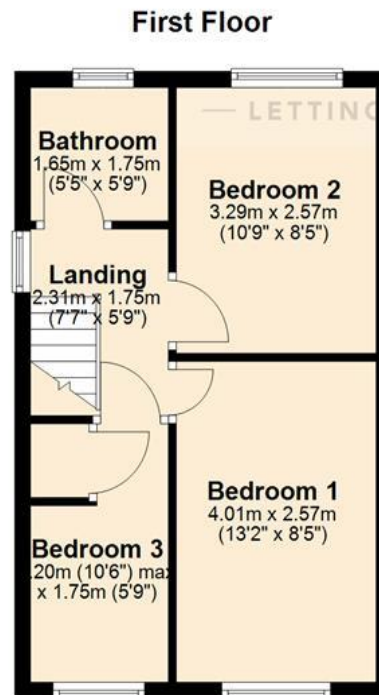
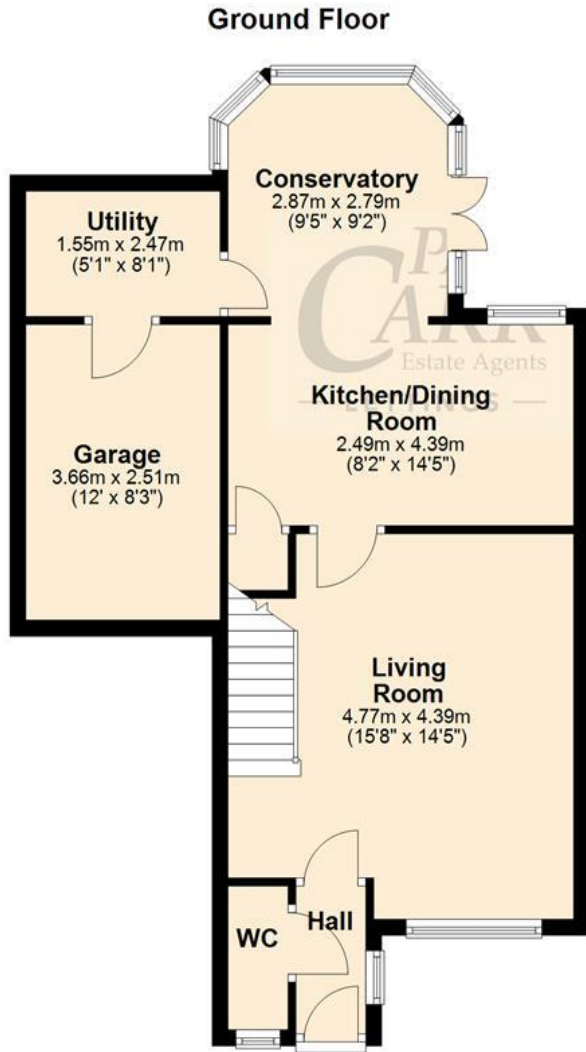
Landing 7' 7" x 5' 9" (2.31m x 1.75m)





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

## Map Location







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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