



111 Coronation Road, Pelsall,
Walsall, WS4 1BE

Guide Price £140,000

Pelsall

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Paul Carr Estate Agents are delighted to bring to market this chain free, two-bedroom semi-detached house, which offers excellent scope for modernisation and improvement, set in a popular Pelsall location. Set back from the road with off-road parking to the front, the property enjoys a generous, mature rear garden with established planting and lawned area, providing a pleasant outlook and clear potential for landscaping or future extension, subject to consent.

Internally, the house requires updating throughout but provides a traditional layout. The ground floor offers one reception room with front aspect and a separate breakfast kitchen to the rear with fitted units and space for a dining table, enjoying views over the garden.

Upstairs are two double bedrooms and a bathroom. Décor and fittings are dated, making this an attractive opportunity for buyers wishing to refurbish to their own specification.

Coronation Road is well placed for Pelsall village amenities, including everyday shops, cafés and takeaways along High Street and Norton Road. Pelsall Common and the surrounding green spaces and canal walks are within easy reach, ideal for leisure and dog walking. A selection of primary and secondary schools can be found in Pelsall and nearby Walsall. Public transport links are accessible via local bus routes towards Walsall, Bloxwich and Wolverhampton. Walsall town centre, with its railway station offering services to Birmingham New Street in around 25 minutes, is reachable by bus or car.





Property Specification

Hall -	2.54m (8'4") x 1.14m (3'9")
Lounge -	3.91m (12'10") max x 3.64m (11'11")
Breakfast Kitchen -	3.91m (12'10") x 3.17m (10'5")
WC -	1.73m (5'8") x 0.87m (2'10")
Bedroom 1 -	3.95m (13') x 3.64m (11'11")
Bedroom 2 -	3.17m (10'5") x 3.03m (9'11")
Bathroom -	2.00m (6'7") x 1.83m (6')

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: 17th September 2026

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.

Viewer's Note:

Services connected: Gas, electricity, water and drainage

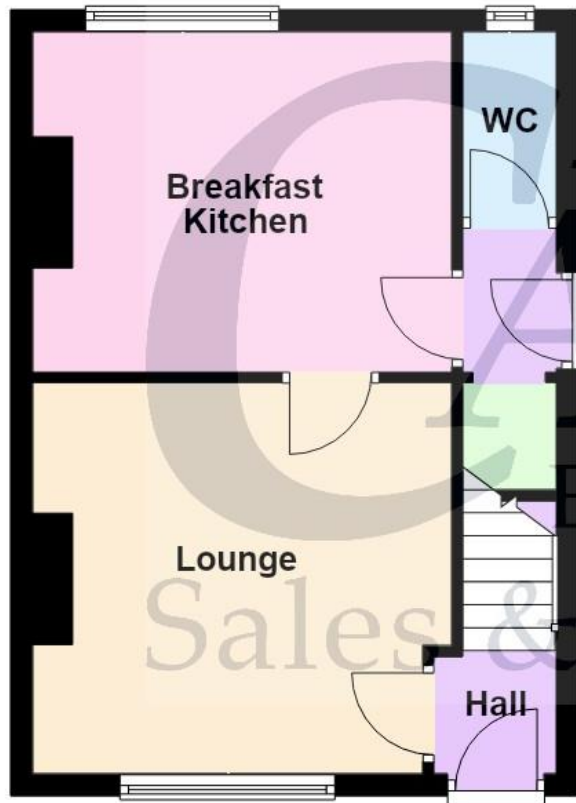
Council tax band: A

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Map Location

