



63 Maple Road, Pelsall,  
Walsall, WS3 4JJ

Offers in Excess of £300,000



# Pelsall

## Offers in Excess of £300,000

3  2  1 

Presenting an immaculate semi-detached house for sale in a sought-after location, ideally suited for families seeking comfort, style, and convenience. Boasting three well-proportioned bedrooms, including two generous doubles and a single, along with oak doors and skirting boards throughout, this property offers flexible accommodation to suit a variety of needs.

Upon entering, you are greeted by what is undoubtedly the heart of the home - the stunning kitchen / diner, thoughtfully designed with a range of high-quality fitted units, inclusive of American-style fridge/freezer and range cooker, complemented by plumbing for a washing machine.

The open layout seamlessly connects to the family area, making it perfect for everyday living. Completing the ground floor there is a spacious and light-filled living room, featuring a charming bay window to the front, creating an inviting reception area perfect for relaxing or entertaining guests and a ground floor shower room also provides excellent flexibility for the modern family.

An open oak glass staircase leads to the first-floor where you will find the family bathroom fitted with WC, wash basin, and bath along with the three well-proportioned bedrooms.

Externally, the home features a neatly maintained garden, ideal for outdoor gatherings or family activities. Two driveways offer ample off-road parking, while the detached garage provides additional storage or workshop space. The versatile loft space adds further potential, perfect for storage or future development.

Located close to well-regarded schools and a range of local amenities, this impressive property blends modern living with comfort and practicality. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.







## Property Specification

### Porch

Lounge - 5.23m (17'2") x 2.98m (9'9") plus bay

Kitchen/Dining Room - 7.20m (23'8") max x 5.92m (19'5") max

Sitting/Family Area - 4.75m (15'7") x 2.15m (7'1")

Shower Room - 1.77m (5'10") x 1.45m (4'9")

Bedroom One - 3.91m (12'10") max x 3.36m (11') max

Bedroom Two - 3.33m (10'11") max x 3.04m (10')

Bedroom Three - 2.15m (7'1") x 2.13m (7')

Bathroom - 2.42m (7'11") max x 2.31m (7'7") max

Garage - 6.71m (22') x 2.92m (9'7")

### 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: 29th July 2025

### Viewer's Note:

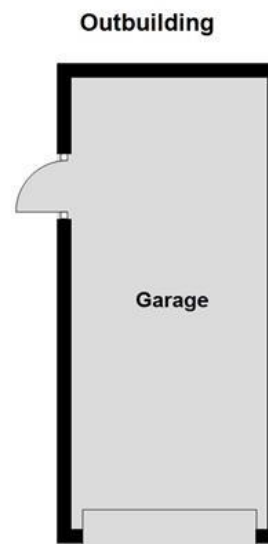
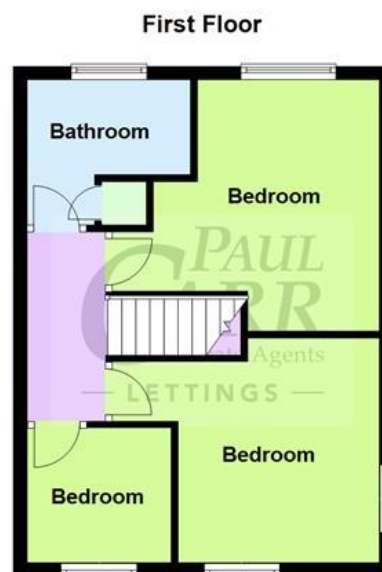
Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

## Map Location

