PAUL CARR Estate Agents Sales & Lettings

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160 Coronation Road, Pelsall, Walsall, WS4 1BA

£180,000

Pelsall

£180,000

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Ground Floor:
The property is entered via an entrance porch with storage cupboard and door leading into the hallway, which has a ceiling light point, radiator and doors leading off. The kitchen is fitted with a range of wall and base cupboard units, stainless steel sink with drainer and mixer tap, four-ring gas hob, oven and integrated fridge/freezer, together with space for a washing machine and tumble dryer, downlighters and window. The lounge offers a comfortable reception space with two windows, radiator, ceiling light point, useful understairs storage cupboard and stairs rising to the first floor.

First Floor:
The first floor landing has a loft hatch, ceiling light point and doors leading to the bedrooms and bathroom. Bedroom one has two windows, radiator and ceiling light point, while bedroom two has a window, radiator and ceiling light point. The bathroom is fitted with a bath with shower over, low flush WC and wash hand basin, together with a radiator, downlighters, extractor fan and obscure window.

Outside:
The property benefits from gated communal parking within a gravelled parking area, alongside well-maintained communal grounds. There is also a brick-built storage shed adjoining the property, providing useful additional storage.





















Property Specification

Entrance Porch -	3' 3" x 3' 3" (0.99m x 0.99m)
Hallway	
Kitchen -	9' 5" x 8' 2" (2.87m x 2.49m)
Lounge -	13' 2" x 15' 0" (4.01m x 4.57m)
Bedroom One -	13' 2" x 8' 4" (4.01m x 2.54m)
Bedroom Two -	8' 4" x 7' 9" (2.54m x 2.36m)
Family Bathroom -	4' 8" x 11' 7" (1.42m x 3.53m)

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: 15th October 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 £47.50 + VAT (£57 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:

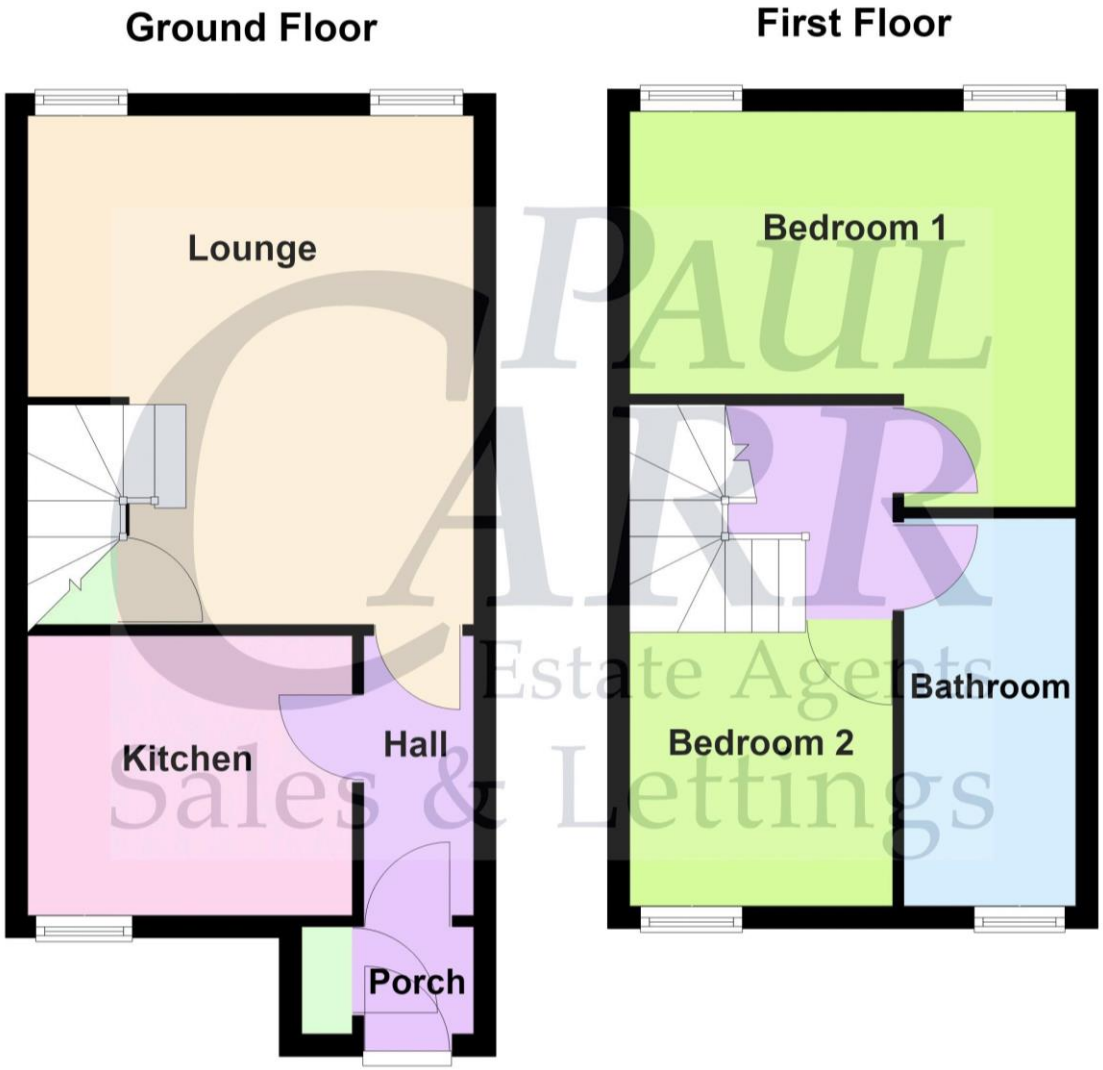
Services connected: Gas, electricity, water and drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

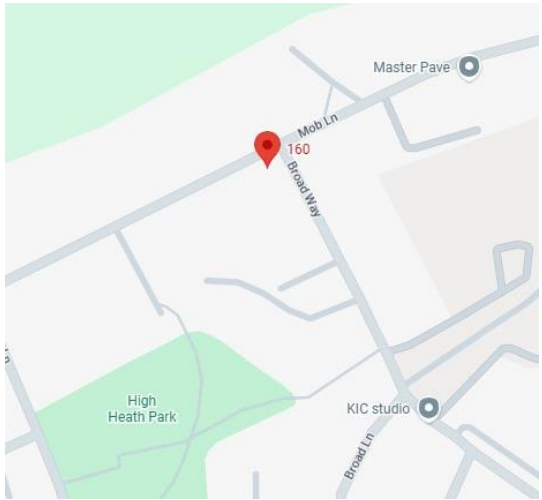
NEW

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Map Location



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