



40 Wolverhampton Road, Pelsall,  
Walsall, WS3 4AB

Offers in the Region Of £260,000

# Pelsall

Offers in the Region Of £260,000



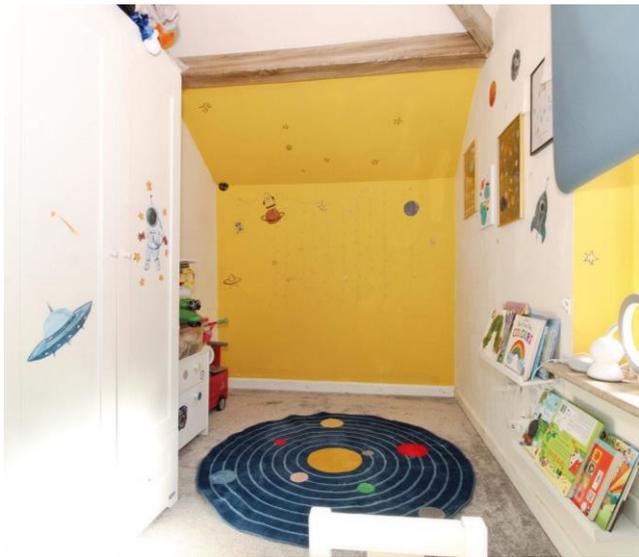
Within easy reach of the shops and amenities at Pelsall Village Centre, as well as highly regarded schools for all age groups, this thoughtfully extended and neatly presented semi detached residence would make an ideal purchase for a first time buyer or young family alike, with an internal viewing highly recommended.

Internal inspection reveals an enclosed porch and entrance hall giving access to the light and airy living room with bow window to the front and double doors leading into the separate dining room with further bow window to the side. Completing the ground floor accommodation is the extended kitchen offering a range of fitted units with utility space and guest cloakroom off.

Stairs from the entrance hall lead to the first floor accommodation which offers three good sized bedrooms and the family bathroom, which is fitted with a white suite.

Outside the good size rear garden is mainly laid to lawn with fencing to neighbouring boundaries and a gated access to the side, whilst to the fore there is off road parking for several vehicles.





## Property Specification

Hall -	1.67m (5'6") x 1.09m (3'7")
Lounge -	3.76m (12'4") x 3.66m (12')
Dining Room -	4.46m (14'8") x 3.40m (11'2")
Kitchen -	4.59m (15'1") x 2.54m (8'4") max
WC -	1.48m (4'10") x 0.81m (2'8")
Bedroom 1 -	3.61m (11'10") x 2.82m (9'3")
Bedroom 2 -	3.38m (11'1") x 2.79m (9'2")
Bedroom 3 -	3.27m (10'9") x 1.96m (6'5")
Bathroom -	2.18m (7'2") max x 1.96m (6'5")

### 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: 20th March 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:

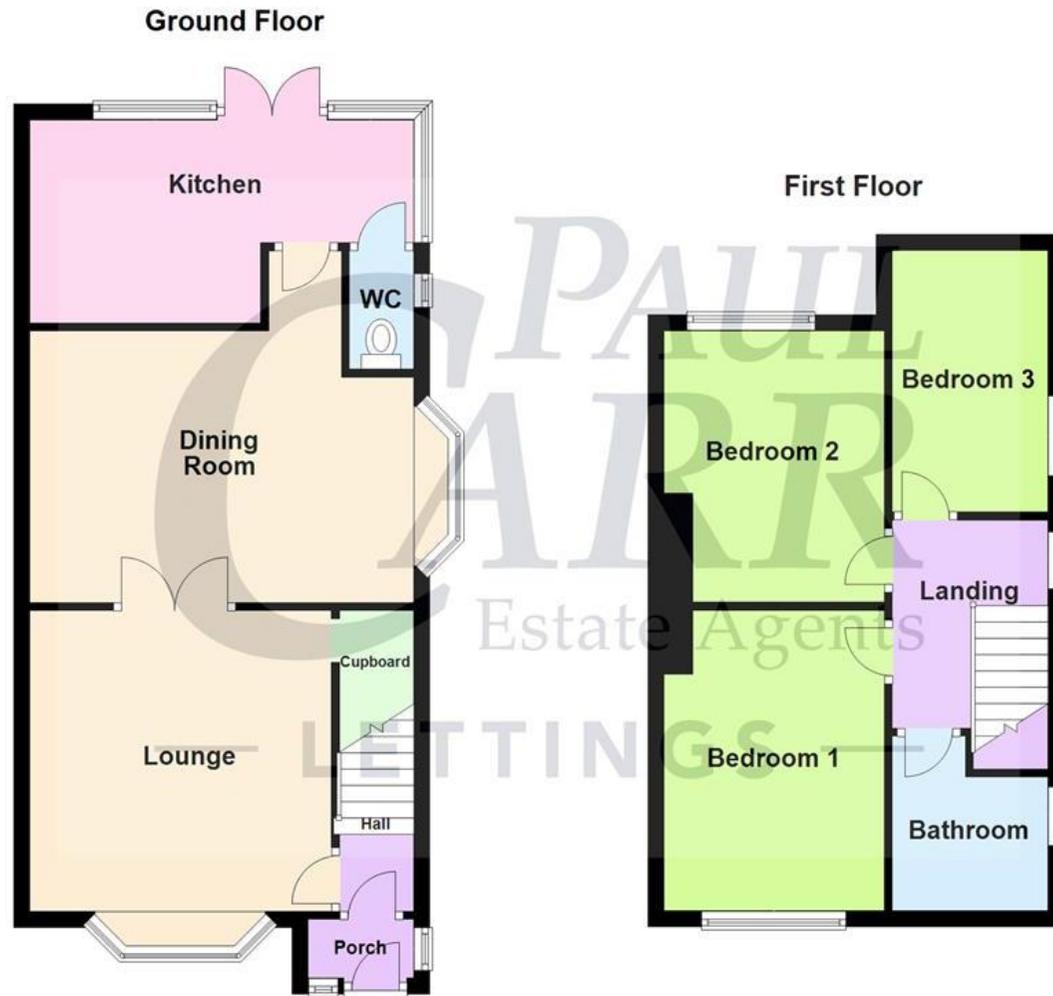
Services connected: Gas, water, electric & drainage

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  
INSTRUCTION  
AWAITING  
EPC

## Map Location

