PAUL CARR Estate Agents Sales & Lettings

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58 Fordbrook Lane, Pelsall,
Walsall, WS3 4BN

Offers in the Region Of £310,000

Ground Floor:

The property is entered via a welcoming hallway featuring two obscure double glazed windows to the side elevation, radiator, stairs rising to the first floor landing and doors leading to the principal reception areas. The lounge offers a feature fireplace, radiator and triple glazed bay window to the front aspect, with an opening leading through to the breakfast kitchen. The breakfast kitchen is fitted with a range of wall and base units, incorporating a sink with mixer tap, four-ring gas hob and oven, alongside a further feature fireplace and double glazed window to the side elevation. Downlighters provide additional lighting, whilst double glazed French doors open into the conservatory and a further door leads to the utility area. The conservatory benefits from double glazed windows overlooking the rear garden, radiator and French doors providing direct garden access. Completing the ground floor is a useful utility area with plumbing for a washing machine and wall-mounted boiler, together with a separate guest WC comprising a low flush toilet and obscure double glazed window.

First Floor:

The first floor landing benefits from a loft hatch, ceiling light point and obscure double glazed window to the side elevation, with doors leading to three bedrooms and the family bathroom. Bedroom one features a triple glazed bay window to the front aspect, whilst bedroom two benefits from a radiator and double glazed window overlooking the rear garden. Bedroom three offers a triple glazed window to the front aspect and radiator. The family bathroom is fitted with a low flush WC, wash hand basin and bath with shower over, complemented by a radiator, downlighters and double glazed window to the rear.

Outside:

To the front, the property benefits from a generous, gravelled forecourt providing ample off-road parking, enclosed by timber fencing to either side and side access gate. To the rear, a beautifully maintained garden offers a central lawn with a paved pathway running alongside, complemented by raised borders, established shrubs and mature planting to both sides. The garden further benefits from a timber storage shed positioned towards the rear, creating an attractive and well-established outdoor space.

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: 30th 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.

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Measurements:

Entrance Hallway

Lounge -	9' 9" x 11' 9"	(2.97m x 3.58m)
Breakfast Kitchen -	16' 2" x 9' 9"	(4.92m x 2.97m)
Conservatory -	8' 9" x 8' 4"	(2.66m x 2.54m)
Utility Room -	2' 7" x 4' 8"	(0.79m x 1.42m)
Guest WC -	4' 8" x 2' 6"	(1.42m x 0.76m)
Bedroom One -	12' 0" x 9' 9"	(3.65m x 2.97m)
Bedroom Two -	10' 0" x 9' 9"	(3.05m x 2.97m)
Bedroom Three -	7' 4" x 5' 8"	(2.23m x 1.73m)
Family Bathroom -	6' 3" x 5' 7"	(1.90m x 1.70m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage






MEN
STILL LEFT
BECAUSE
WOMEN
ALWAYS
RIGHT!

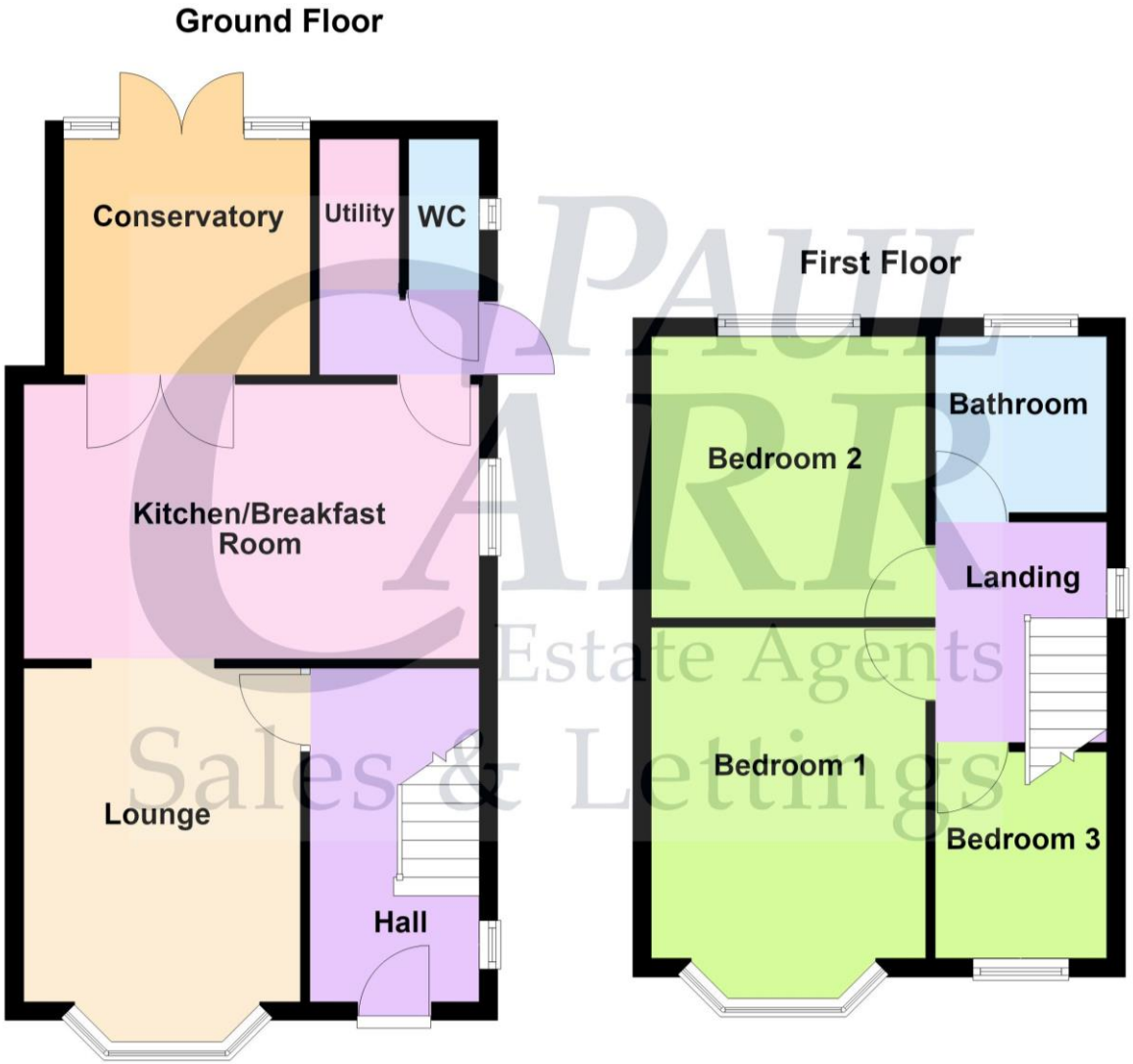

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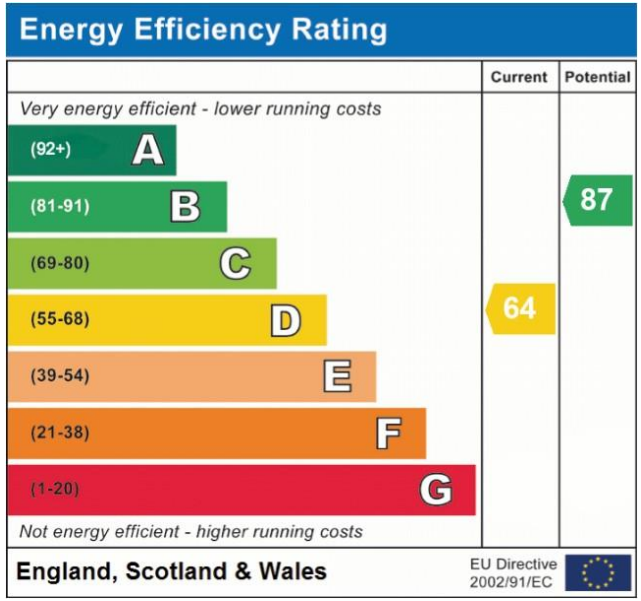
Floor Plan

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



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Energy Performance Rating



Map Location




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