



Walter Street, Pelsall
Walsall, WS3 4BY

£125,000

Pelsall

£125,000

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Paul Carr Estate Agents are delighted to present to market this well-proportioned two-bedroom ground floor apartment in Pelsall, offering excellent scope for buyers to modernise to their own tastes.

The apartment enjoys a practical layout including a good-sized living room which provides the main living space, with a large front window bringing in plenty of natural light and a feature fireplace creating a clear focal point.

The separate kitchen is well appointed, with generous timber-fronted units, integrated oven and tiled flooring. French windows open directly to the communal garden, giving an attractive outlook and easy access to the outdoor space, which features a useful brick-built store.

There are two double bedrooms, both providing ample space for wardrobes and bedroom furniture. The shower room includes a glazed shower enclosure, WC and basin with storage beneath. The property benefits from gas central heating.

Situated in a residential setting in Pelsall, the apartment is well placed for village amenities including shops, cafés and everyday services around Pelsall High Street. Pelsall Common offers open green space and pleasant walking routes, while local schools serve the surrounding neighbourhood.

Public transport links are available via local bus routes towards Walsall, Bloxwich and Brownhills. For rail connections, Walsall station provides services to Birmingham New Street typically in around 20 minutes, making the area a practical base for commuters.

This ground floor two-bedroom apartment represents a solid opportunity for those seeking a property to update and personalise in a convenient Pelsall location.





Property Specification

Hall

Lounge / Dining Room

5.04m (16'6") x 3.30m (10'10")

Kitchen

2.79m (9'2") x 2.79m (9'2")

Bedroom 1

3.80m (12'6") x 3.30m (10'10")

Bedroom 2

4.00m (13'1") x 2.51m (8'3")

Shower Room

1.95m (6'5") x 1.70m (5'7")

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.

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:	Leasehold - 89 years remaining.		
	125 years from 25.03.1990		
Ground Rent:	£10		
Service Charge:	£860		
Restrictions:	None	Other Charges:	None
Came on the market:			

Floor Plan

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

Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

