



Chapel Street, Pelsall
Walsall, WS3 4LW

Offers in Excess of £240,000

Set in a popular residential location, within easy reach of the centre of Pelsall with its excellent amenities and with access to schools and transport links nearby, this fabulous semi-detached house boasts beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage, light and airy through lounge with large window to the front elevation, feature fireplace with gas fire inset and patio doors leading into the conservatory which overlooks the rear garden. Completing the ground floor there is the well-appointed kitchen which features a range of wall/base units, integrated fridge, electric cooker point, plumbing for a washing machine and door into the rear garden.

To the first floor there are three excellent double bedrooms and the superb bathroom with suite comprising WC, wash basin and bath with shower over. Externally, there is an attractively maintained rear garden which features a selection of plants, shrubs and bushes along with lawn and patio areas and there is a generous driveway to the front, with access to the garage via and up-and-over garage door.

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.

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.



Measurements:

Hall - 1.79m (5'11") x 0.83m (2'9")

Through Lounge/Dining Room -
8.16m (26'9") x 3.23m (10'7")
max/2.76m (9'1") min

Kitchen - 2.77m (9'1") x 2.43m (8')

Conservatory - 3.26m (10'8") x 2.49m (8'2")

Bedroom 1 - 4.63m (15'2") x 3.23m (10'7") max

Bedroom 2 - 3.52m (11'6") x 2.76m (9'1") max

Bedroom 3 - 3.81m (12'6") x 2.31m (7'7")

Bathroom - 2.77m (9'1") x 2.35m (7'9")

Garage - 4.96m (16'3") x 2.31m (7'7")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

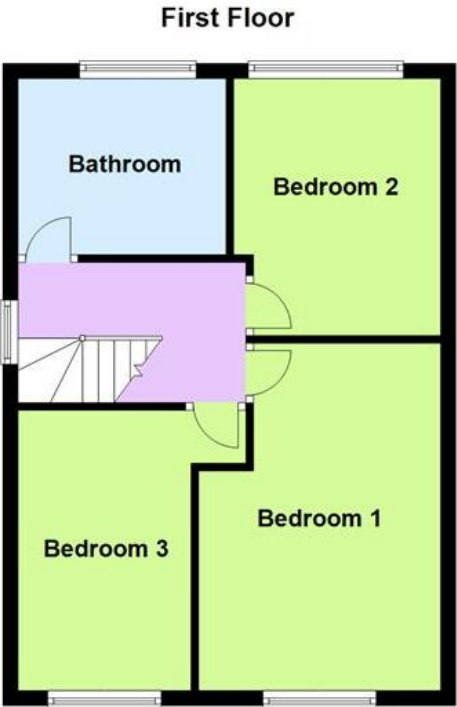
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location





