



68 Victor Street, Pelsall,
Walsall, WS3 4BX

£295,000

Ground Floor

The property is entered via a welcoming porch leading into the entrance hallway, which provides access to the principal ground floor accommodation and stairs rising to the first floor. To the front is a bright and comfortable lounge featuring a bay window, while to the rear is a spacious kitchen/diner fitted with a range of wall and base units, integrated appliances and French doors opening onto the rear garden, creating an excellent space for both everyday family life and entertaining. A useful understairs storage cupboard adds practicality, while an extensive veranda runs along the side of the property, providing additional storage space, utility facilities and access from front to rear.

First Floor

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a bay window overlooking the front aspect, whilst the second double bedroom enjoys views over the rear garden. The third bedroom offers flexibility for use as a child's room, home office or dressing room. Completing the accommodation is a family bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally

To the front, the property benefits from a driveway providing off-road parking, with access to the entrance porch and side access leading to the rear. The rear garden offers an excellent outdoor space, featuring a paved patio area ideal for seating and entertaining, leading onto a lawned garden with fenced boundaries, creating a private and family-friendly setting.

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: 26th June 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.



Measurements:

Entrance Porch

Hallway

Lounge - 11' 5" x 14' 4" (3.48m x 4.37m)

Kitchen/Diner - 10' 1" x 17' 9" (3.07m x 5.41m)

Veranda - 6' 4" x 24' 0" (1.93m x 7.31m)

Bedroom One - 12' 7" x 10' 7" (3.83m x 3.22m)

Bedroom Two - 10' 2" x 11' 4" (3.10m x 3.45m)

Bedroom Three - 9' 6" x 6' 8" (2.89m x 2.03m)

Family Bathroom - 6' 9" x 5' 9" (2.06m x 1.75m)

Viewers 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		83
(69-80) C	67	
(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





