PAUL CARR Estate Agents Sales & Lettings

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36 Mill Road, Pelsall
Walsall, WS4 1BS

Offers in the Region Of £230,000

Pelsall

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The property is entered via a welcoming hallway with stairs rising to the first floor and access to the spacious lounge, benefiting from a front-facing double glazed window, gas fireplace and sliding doors leading through to the kitchen. The kitchen is fitted with a range of base units, gas cooker, useful built-in storage cupboard ideal for use as a pantry and two rear-facing double glazed windows. An inner hallway provides access to the garden, useful plumbing for a washing machine and a convenient guest WC.

The first floor offers three well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a cupboard housing the boiler. The second bedroom enjoys a rear-facing aspect, while the third bedroom benefits from a front-facing window. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin, low flush WC and obscure double glazed window to the rear.

To the front is a neatly presented garden space with a side access gate leading through to the rear.

The rear garden features a concrete slabbed patio area with steps leading to a further garden space with established shrubbery, together with a useful storage shed and greenhouse.





















Property Specification

SEMI DETACHED PROPERTY
SPACIOUS LOUNGE
BREAKFAST KITCHEN
THREE GENEROUS BEDROOMS
FAMILY BATHROOM

Entrance Hallway

Lounge 11' 9" x 13' 9" (3.58m x 4.19m)

Kitchen 10' 4" x 13' 9" (3.15m x 4.19m)

Inner Hallway

Guest WC 2' 9" x 4' 9" (0.84m x 1.45m)

First Floor Landing

Bedroom One 12' 0" x 9' 9" (3.65m x 2.97m)

Bedroom Two 10' 0" x 10' 4" (3.05m x 3.15m)

Bedroom Three 7' 0" x 7' 8" (2.13m x 2.34m)

Family Bathroom 6' 7" x 5' 2" (2.01m x 1.57m)

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:

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.

Viewer's Note:

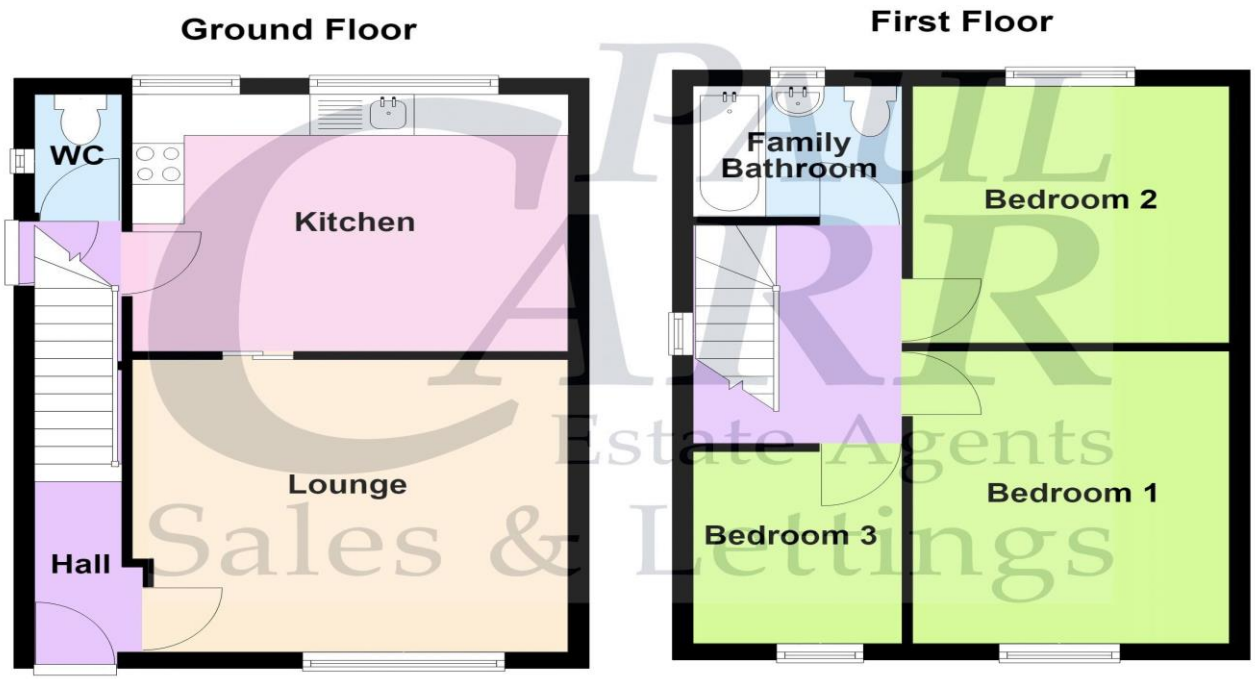
Services connected: Gas, Electric, Drainage & Water

Council tax band: A

Tenure: Freehold

Floor Plan

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



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

Energy Efficiency Rating

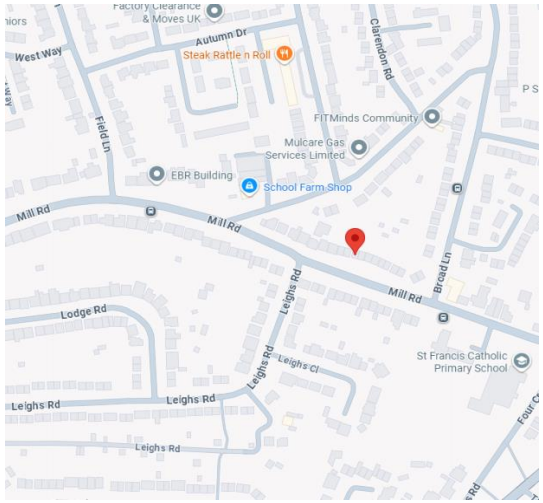
NEW

INSTRUCTION

AWAITING

EPC

Map Location



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