



6 Canterbury Close, Pelsall,  
Walsall, WS3 4PB

Offers in the Region Of £350,000

# Pelsall

Offers in the Region Of £350,000



Paul Carr Estate Agents are delighted to offer for sale this immaculately presented, four bedroom semi-detached house which is situated in a sought-after cul-de-sac, offering peace and privacy whilst being within easy reach of the centre of Pelsall.

The property was tastefully refurbished in 2019, showcasing quality fixtures and fittings throughout, creating an ideal family home.

On the ground floor, you will find a spacious reception room with a delightful bow window to the front and French windows at the rear, providing wonderful views and direct access to the unique, generously sized rear garden. The garden itself is thoughtfully designed, divided into two distinct areas, perfect for relaxation and entertaining outdoors.

The well-appointed kitchen features a Belfast style sink, space for a range-style cooker, integrated slimline dishwasher, and access to a convenient utility room, catering for everyday family needs.

The accommodation comprises three double bedrooms, including one on the ground floor, and an additional single bedroom, making this property versatile for growing families or guests. The ground floor also benefits from a practical shower room. On the first floor there is an attractive family bathroom with a white suite, WC, wash basin, and bath.

Additional highlights include driveway parking to the front, and plans have previously been drawn up for a potential loft conversion, offering further scope for expansion (STPP/BRegs).

Ideally located close to local amenities, reputable schools, public transport links, and within easy reach of Pelsall Centre, this property presents a rare opportunity in an excellent location. Early viewing is highly recommended.





## Property Specification

### Hall

Lounge/Dining Room - 6.93m (22'9") x 3.64m (11'11") max

Kitchen - 2.91m (9'6") x 2.50m (8'2")

Utility - 2.62m (8'7") x 1.50m (4'11")

Shower Room - 1.68m (5'6") x 1.97m (6'6")

Bedroom Four/Hobby Room - 4.83m (15'10") x 2.45m (8'1")

Bedroom 1 - 3.64m (11'11") x 3.43m (11'3")

Bedroom 2 - 3.64m (11'11") max x 3.40m (11'2")

Bedroom 3 - 2.48m (8'2") max x 1.95m (6'5")

Bathroom - 1.97m (6'6") x 1.68m (5'6")

### 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: 17th March 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.

### Viewer's Note:

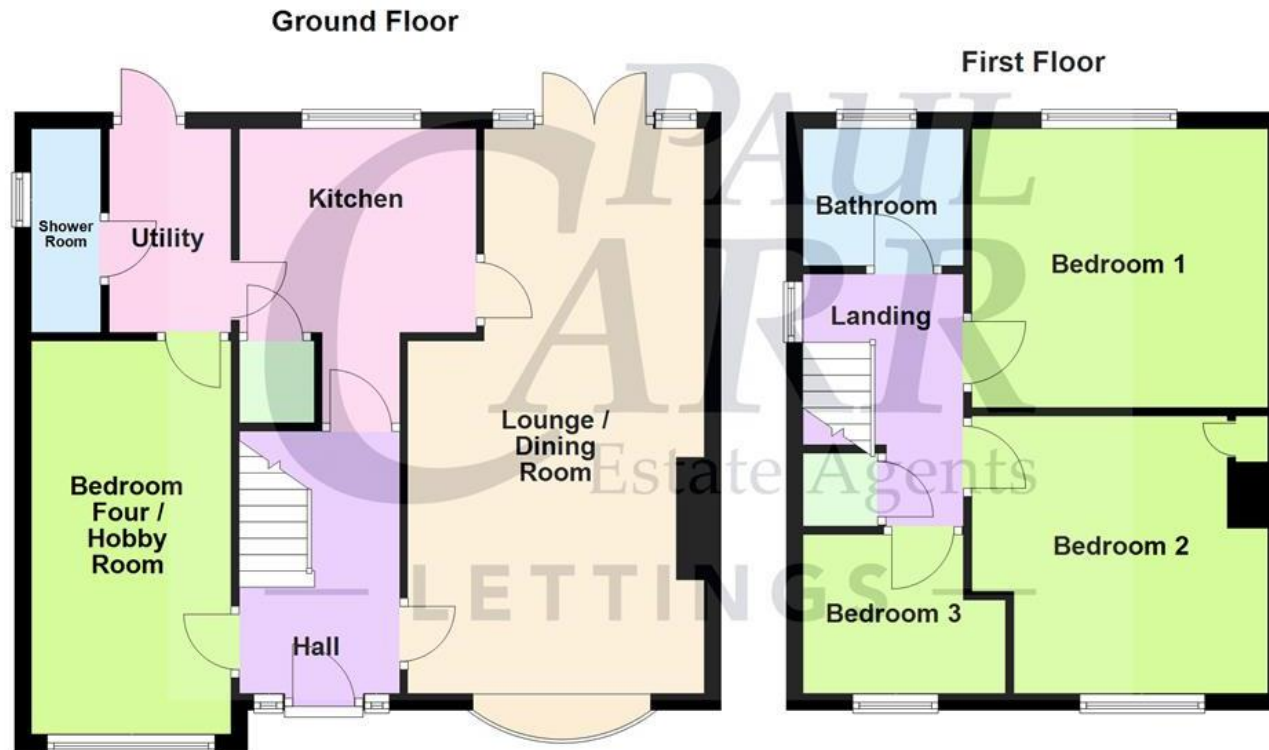
Services connected: Gas, water, electric & drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

