



82 Wolverhampton Road, Pelsall,
Walsall, WS3 4AE

Offers in the Region Of £260,000

Ground Floor:

The property is entered via a porch leading into the hallway, with stairs rising to the first floor landing and a door opening into the lounge. The lounge features an electric fireplace, double glazed window to the front elevation, radiator, ceiling light point, downlighters and understairs storage cupboard. A door leads through to the kitchen, which is fitted with a range of wall and base cupboard units, breakfast bar, four-ring gas hob, integrated oven and grill, one-and-a-half bowl sink with drainer with mixer tap over, plumbing for a washing machine and dishwasher, radiator, three ceiling light points, obscure double glazed window to the side elevation and double glazed French-style doors opening onto the garden.

First Floor:

The landing benefits from a ceiling light point, loft hatch, double glazed window to the side elevation and doors leading to three bedrooms and the family bathroom. Bedroom one features a double glazed bay window to the front elevation, radiator and ceiling light point. Bedroom two has a double glazed window to the rear elevation, radiator, ceiling light point and built-in storage cupboard. Bedroom three benefits from a double glazed window to the rear elevation, radiator and ceiling light point. The family bathroom comprises a vanity wash hand basin, low flush WC, bath with shower over, heated chrome towel rail, ceiling light point and obscure double glazed window to the side elevation.

Outside:

To the front, a gravelled driveway provides off-road parking, with gated side access leading through to the rear of the property and garage. To the rear, a paved patio provides space for outdoor seating and leads onto a further garden area, enclosed by boundary fencing for added privacy. The garden is further complemented by a metal storage shed, offering useful additional storage.

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: 27th October 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 £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.



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Measurements:

Entrance Porch - 4' 7" x 5' 6" (1.40m x 1.68m)

Entrance Hallway

Lounge - 11' 7" x 14' 5" (3.53m x 4.39m)

Kitchen - 16' 2" x 13' 5" (4.92m x 4.09m)

Bedroom One - 10' 8" x 8' 7" (3.25m x 2.61m)

Bedroom Two - 10' 8" x 8' 7" (3.25m x 2.61m)

Bedroom Three - 7' 6" x 7' 2" (2.28m x 2.18m)

Family Bathroom - 4' 9" x 5' 7" (1.45m x 1.70m)

Garage - 9' 9" x 24' 6" (2.97m x 7.46m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: A

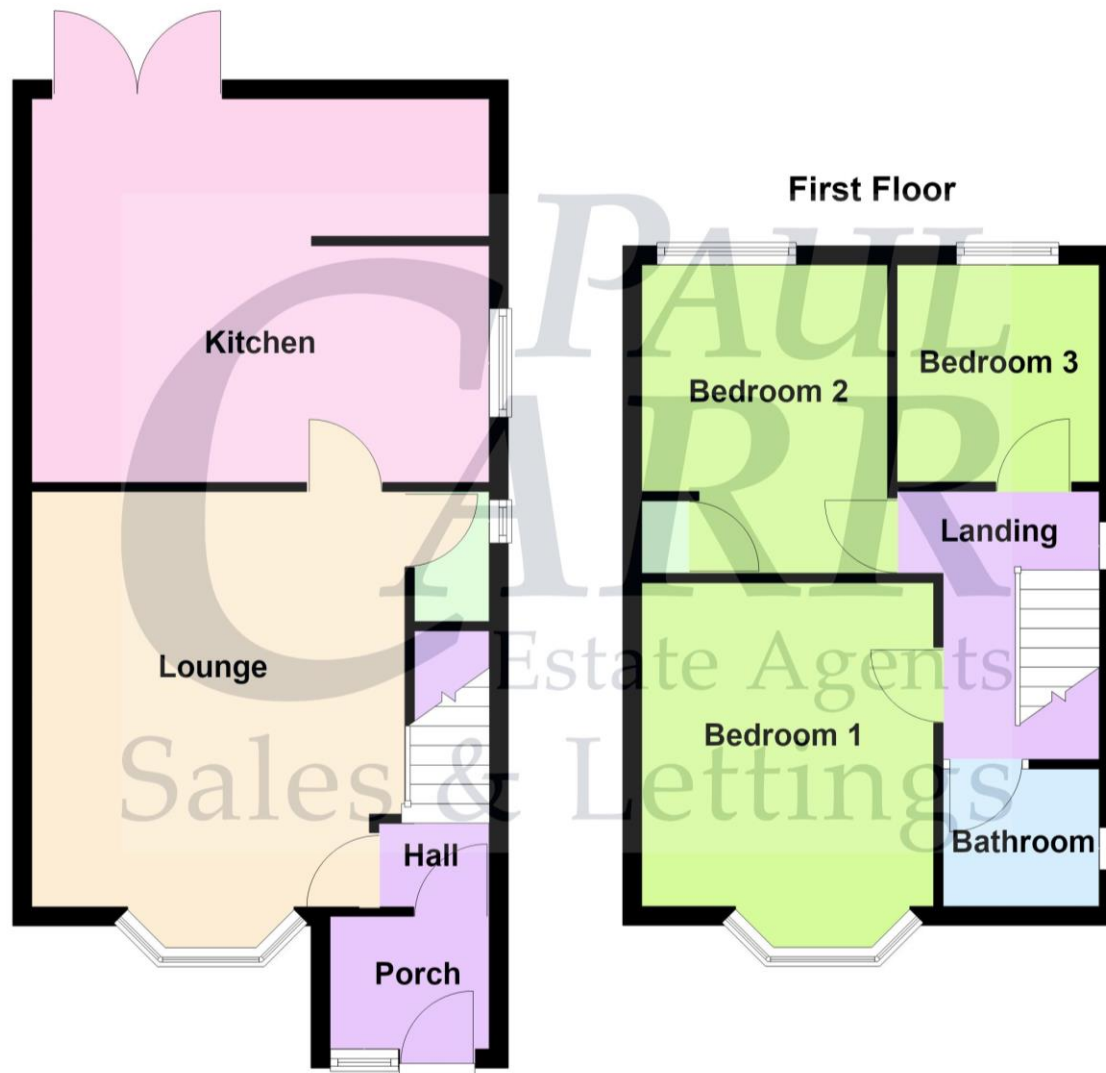
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location





