



263  
WOLVERHAMPTON ROAD

ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Wolverhampton Road, Pelsall, WS3 4AW - Beautifully Presented Family Home

£300,000

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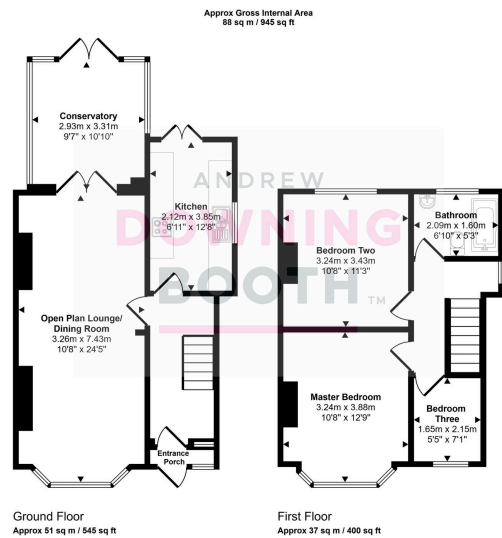
Welcome to Wolverhampton Road, a well-presented family home offering spacious accommodation in a convenient location close to local amenities and transport links.

This property is ideally situated in the popular village of Pelsall, offering easy access to local amenities including shops, cafés, and pubs. The property is close to scenic outdoor spaces, including the nearby nature reserve and lake, perfect for walks and family leisure. Families benefit from a range of local schools, with further options in the surrounding area. Excellent transport links provide easy access to Walsall, Lichfield, and beyond, making this location ideal for both families and professionals seeking a balance of village charm and convenience.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, open-plan living and dining area, kitchen, and conservatory. To the first floor, there are three spacious bedrooms and a contemporary family bathroom.

To fully appreciate the accommodation and finish on offer, we highly recommend arranging a viewing at your earliest convenience.





The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom Traditional Detached Family Home
- Short Distance from Pelsall Village and Local Amenities
- Generous Rear Garden Ideal for Entertaining
- Conservatory
- Open Plan Lounge/Dining Room
- Ample Off-Street Parking With Large Driveway
- Virtual 360 Degree Tour Available
- Nature Reserve Within Walking Distance
- EPC Rating: D
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	