



Moat House, 111 Norton Road,
Pelsall, Walsall, WS3 4NX

Offers in Excess of £375,000

Pelsall

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Ground Floor

The property is entered via a welcoming hallway with radiator, ceiling light point, staircase rising to the first-floor landing and a side-facing window providing natural light.

Doors lead to the principal ground floor accommodation including a charming sitting room featuring a sash-style bay window to the front aspect and an electric fireplace forming an attractive focal point.

A spacious lounge offers a generous reception space with windows to the side and rear elevations allowing for plenty of natural light, complemented by two radiators, ceiling and wall light points, and a gas fireplace.

The kitchen is fitted with a range of wall and base units with a stainless steel sink and drainer, integrated four ring electric hob, oven and fridge freezer, along with space for everyday dining and access through to the inner hallway. From here there is access to a useful utility room with plumbing for a washing machine and a stainless steel sink, a convenient guest WC, and a bright conservatory overlooking the garden with access outside.

First Floor

The landing benefits from a ceiling light point together with a feature stained glass window to the front and a side-facing window allowing natural light to filter through.

Doors lead to three well-proportioned bedrooms, the front bedroom enjoying fitted wardrobes providing useful storage, while the principal bedroom benefits from dual aspects creating a bright and airy space.

The family bathroom is fitted with a bath suite, wash hand basin, WC and a separate shower cubicle with shower over, together with a radiator and an obscured window for natural light and privacy.

Exterior

Externally the property enjoys a concrete driveway to the front providing off-road parking and leading through to the rear, alongside a well maintained front garden with a feature flower bed and established shrubbery creating an attractive approach. The rear of the property offers an extensive and private garden space with mature planting, multiple storage rooms, together with two large garages providing excellent storage, workshop potential or additional parking.





Property Specification

Entrance Hallway

Sitting Room - 12' 0" x 13' 0" (3.65m x 3.96m)

Lounge/Diner - 18' 7" x 13' 9" (5.66m x 4.19m)

Kitchen - 12' 0" x 12' 0" (3.65m x 3.65m)

Inner Hallway

Utility Room - 6' 0" x 8' 1" (1.83m x 2.46m)

Guest WC - 3' 6" x 5' 9" (1.07m x 1.75m)

Conservatory - 6' 1" x 16' 1" (1.85m x 4.90m)

First Floor Landing

Bedroom One - 18' 7" x 13' 9" (5.66m x 4.19m)

Bedroom Two - 12' 0" x 12' 0" (3.65m x 3.65m)

Bedroom Three - 12' 0" x 13' 0" (3.65m x 3.96m)

Family Bathroom - 5' 2" x 12' 0" (1.57m x 3.65m)

Garage - 15' 0" x 15' 0" (4.57m x 4.57m)

Garage - 16' 0" x 14' 5" (4.87m x 4.39m)

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: 1st April 2026

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Viewer's Note:

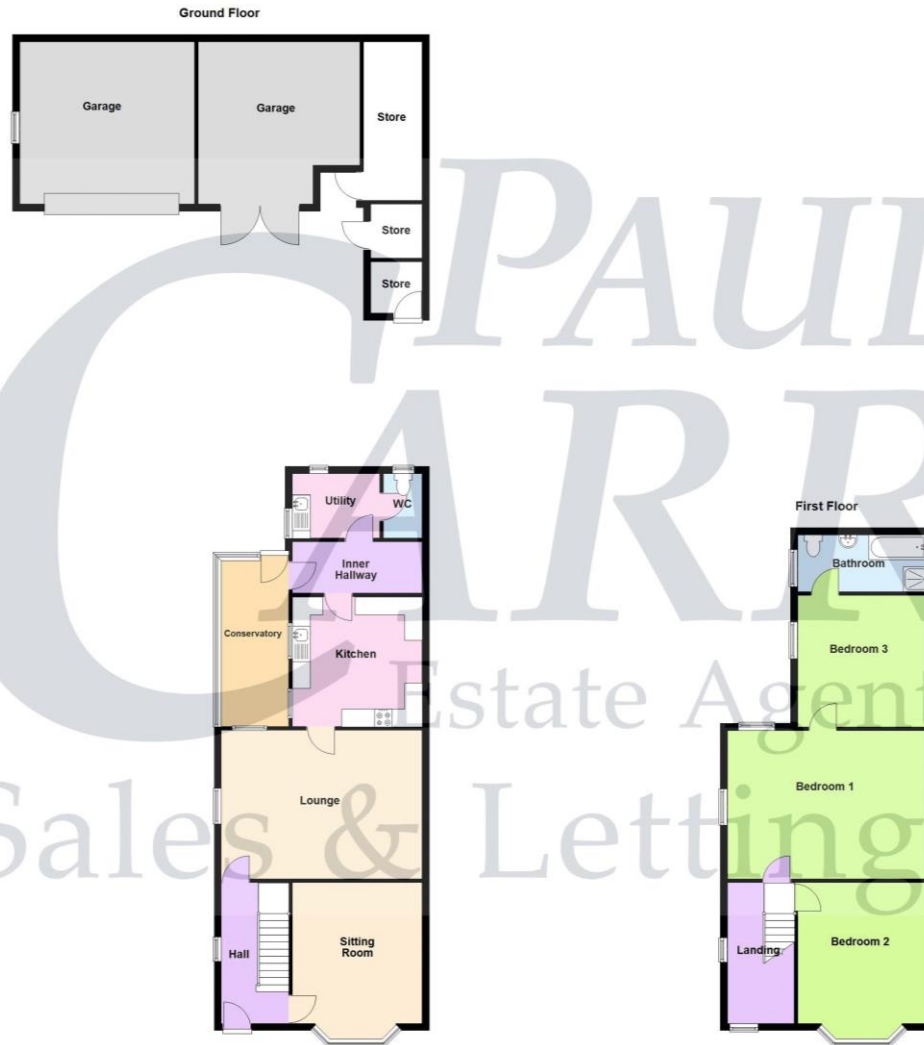
Services connected: Gas, water, electric & drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

