



Wolverhampton Road, Pelsall



Offers over £230,000



## Key Features

- Popular location
- Semi detached family home
- Three bedrooms
- Two reception rooms
- Conservatory
- Driveway and garage
- EPC rating D
- Freehold





**\*\*\* THREE BED SEMI DETACHED FAMILY HOME**  
**\*\*\*** This property is situated a short walk from Pelsall - sought after for it's village centre, eateries, shops, the commons, good schools, transport links to the towns of Cannock, Lichfield and Walsall and the M5 & M6.

The property comprises of porch entrance, hallway, living room, dining room, conservatory and kitchen. Upstairs is two double bedrooms, a single bedroom and a family bathroom. Outside, the property benefits from a private rear garden, garage and driveway.

Council tax band: C

EPC: D

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





### Frontage

Having gated driveway and front garden.

### Living area

Two reception rooms which can be separated by sliding doors.

### Conservatory

Accessed off the living room with french doors leading out into the rear garden.

### Kitchen

Fitted Kitchen with matching wall and base units and space for several appliances.

### Bedroom one

Double bedroom positioned at the front of the property.

### Bedroom two

Double bedroom positioned at the rear of the property with views of the rear garden.

### Bedroom three

Single bedroom positioned at the front of the property.

### Family bathroom

Fully tiled having electric shower over bath, basin and w.c.

### Rear garden

Enclosed rear garden with patio area and steps down to the lawn area.

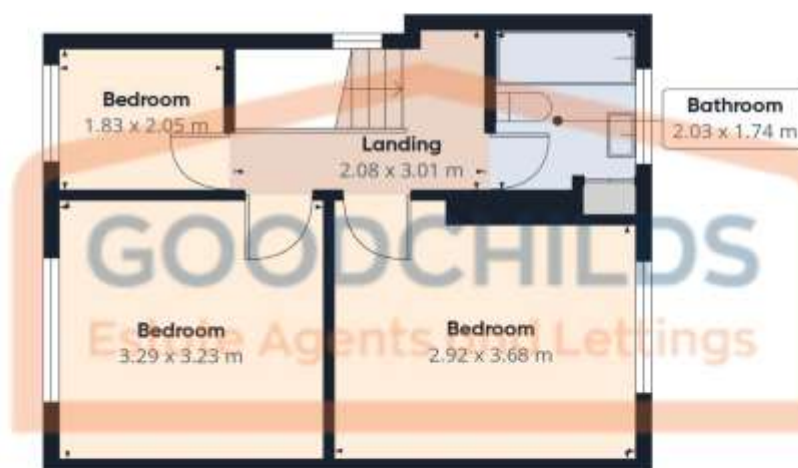






Ground floor

Approximate total area<sup>(1)</sup>  
90.1 m<sup>2</sup>

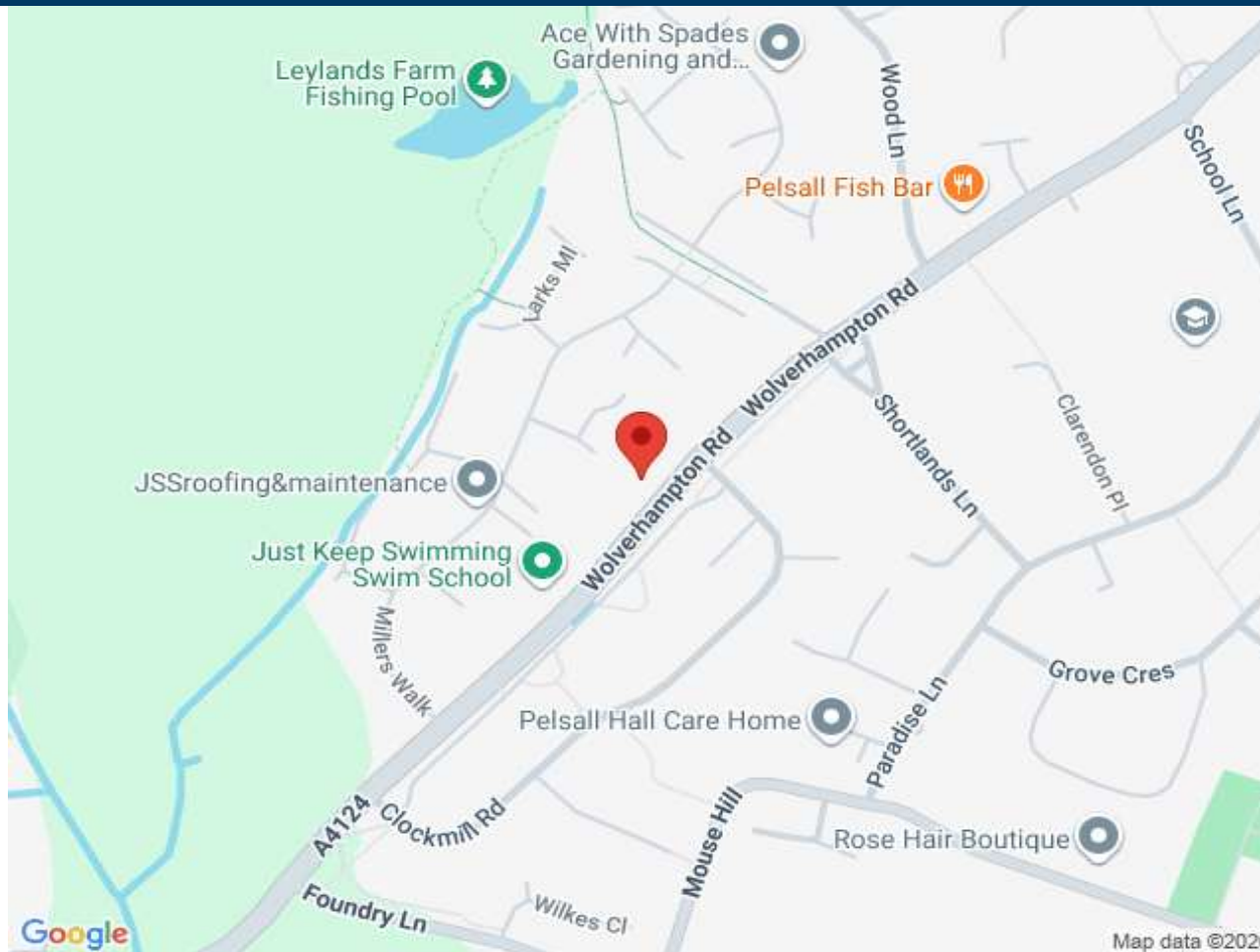


Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

