

**Lovett**   
& Co.  
estate agents

Chapel Street  
Pelsall



Lovett&Co. Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached family home situated within the sought-after village of Pelsall.

Offering spacious living accommodation throughout, a conservatory extension, garage and attractive rear garden, the deceptively spacious property also features three double bedrooms.

The property briefly comprises: entrance hallway, fitted kitchen, spacious open-plan lounge and dining room, conservatory, landing, three double bedrooms and a family bathroom. Externally there is a gravel driveway providing ample off-road parking, garage and a mature planted private rear garden with patio and lawn areas.

The property is situated in the popular village of Pelsall, enjoying a semi-rural setting whilst remaining conveniently close to an excellent range of local amenities including shops, supermarkets, pubs, restaurants and highly regarded schools. Pelsall Common and surrounding countryside provide wonderful opportunities for walking and outdoor recreation, whilst nearby road networks offer easy access to Walsall, Aldridge, Cannock and the wider West Midlands commuter routes.

#### RECEPTION HALL

A welcoming entrance hallway featuring wood-effect flooring, radiator, staircase rising to the first floor and doors leading to the kitchen and lounge diner. There is also a useful large under-stairs storage cupboard providing excellent additional storage space.

#### KITCHEN

Fitted with a range of matching wall and base units complemented by work surfaces incorporating a stainless steel sink with mixer tap. There is space for a cooker, washing machine and further appliances, together with an integrated under-counter fridge. The room benefits from a radiator, hard flooring, rear aspect window overlooking the garden and a UPVC door providing direct access outside.

#### OPEN PLAN LOUNGE & DINER

A spacious and well-presented living area offering plenty of room for both lounge and dining furniture. The lounge





features a front-facing window allowing an abundance of natural light, radiator and feature fireplace with tiled hearth and surround. The dining area enjoys additional space for family dining and entertaining, with sliding patio doors opening into the conservatory.

#### CONSERVATORY

A bright and versatile additional reception space enjoying views over the rear garden. Fitted with wood-effect flooring and surrounded by UPVC double glazed windows, with double doors opening directly onto the patio.

#### FIRST FLOOR LANDING

With side window, loft access hatch and doors leading to all first-floor accommodation.

#### MASTER BEDROOM

A generous double bedroom with front aspect window and radiator.

#### BEDROOM TWO

A further spacious double bedroom enjoying views over the rear garden, complete with radiator.

#### BEDROOM THREE

Another excellent-sized bedroom, larger than typically found in similar properties, with front aspect window and radiator.

#### FAMILY BATHROOM

Comprising a white suite featuring a panelled bath with shower over and tiled surround, wash hand basin, low-level WC, radiator, wood-effect flooring, useful storage recess and rear aspect window.

#### OUTSIDE

To the front, the property benefits from a generous gravelled driveway providing ample off-road parking and leading to the garage. Gated side access leads through to the attractive rear garden and side entrance door.

The private rear garden has been thoughtfully maintained and features a paved patio seating area ideal for outdoor entertaining, a well-kept lawn, ornamental pond and mature planted borders stocked with a variety of shrubs and plants.

#### GARAGE

Fitted with an up-and-over door to the front, together with power and lighting, providing excellent storage space, workshop potential or secure parking.



**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

