



Avon Crescent, Pelsall
Walsall, WS3 4DG

Offers Over £210,000

Pelsall

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Offered for sale with the benefit of no onward chain, this well-proportioned three-bedroom mid-terraced home occupies a pleasant residential position on Avon Crescent in Pelsall.

The property provides spacious and versatile accommodation, making it an excellent choice for first-time buyers and families. The accommodation begins with an enclosed entrance porch leading into a generously sized lounge, featuring a front-facing window, fireplace and ample space for a variety of furniture.

To the rear is an impressive open-plan kitchen and dining room, fitted with an extensive range of units, contrasting work surfaces and space for appliances. French doors provide direct access to the rear garden and allow plenty of natural light into the room.

On the first floor are three bedrooms, including two particularly well-proportioned double rooms and a useful third bedroom with fitted storage. The accommodation is completed by a modern shower room comprising a walk-in shower enclosure, wash hand basin and WC.

Outside, the property benefits from a block-paved driveway providing off-road parking. The enclosed rear garden features a paved seating area, lawn, established borders and useful outbuildings, creating an attractive space for relaxing and entertaining.

Conveniently located for Pelsall village amenities, schools and transport connections, early viewing is highly recommended.





Property Specification

NO ONWARD CHAIN
THREE-BEDROOM MID-TERRACED HOME
OPEN-PLAN KITCHEN AND DINING ROOM
MODERN FIRST-FLOOR SHOWER ROOM
BLOCK-PAVED DRIVEWAY

Entrance Porch

Lounge

12' 2" into recess x 17' 5" (3.71m x 5.30m)

Kitchen/Diner

9' 3" plus recess x 17' 5" (2.82m x 5.30m)

Bedroom 1

12' 2" x 10' 9" plus recess (3.71m x 3.27m)

Bedroom 2

9' 3" x 11' 5" plus recess (2.82m x 3.48m)

Bedroom 3

8' 2" inc stair box x 8' 5" (2.49m x 2.56m)

Family Shower Room

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:

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 £40 + VAT (£48 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.

Viewer's Note:

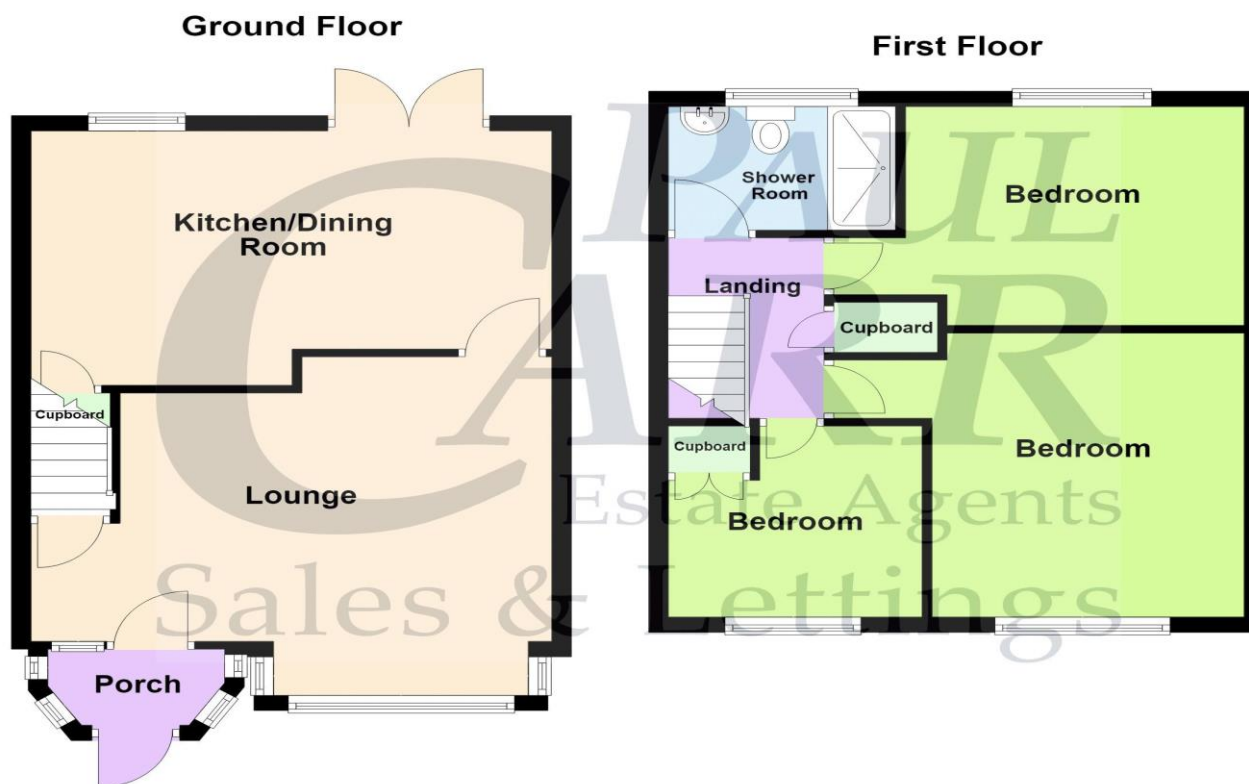
Services connected: All Services

Council tax band: A

Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

