



Wood Lane, Pelsall
Walsall, WS3 5DZ

£265,000

Pelsall

£265,000

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Paul Carr Estate Agents are delighted to present to market this superb, three-bedroom semi-detached house, set in a popular residential area of Pelsall, offering convenient access to local amenities, schools and parks.

The ground floor features a light and airy lounge with a bay window to the front and attractive herringbone flooring a feature which continues through into the kitchen diner. The open-plan kitchen / diner provides a stylish kitchen space with a range of fitted units, integrated oven, gas hob with stylish extractor over, washing machine and breakfast bar. There is access to a useful under-stairs cupboard, a guest WC and patio doors opening to the rear garden.

Upstairs, the property offers two double bedrooms, including a front-facing room with bay window, plus a good-sized single bedroom. The stylish shower room includes a shower cubicle with spa shower, WC and wash basin.

Outside, there is a generous rear garden with an attractive, porcelain tiled patio area - ideal for outdoor dining or entertaining guests - with further lawned space beyond, creating space for relaxation or outdoor play.

Pelsall village centre is within easy reach, providing local shops, cafés and everyday amenities, with nearby parks such as Pelsall Common offering green space and walking routes. The area benefits from nearby schools, making this home suitable for first time buyers and young families alike.

Public transport links include bus services towards Walsall and Bloxwich, connecting with wider rail services from Walsall station, where trains run to Birmingham New Street in around 25-30 minutes, providing onward connections across the region.





Property Specification

Hall

Lounge

3.78m (12'5") x 3.63m (11'11") plus bay

Kitchen / Diner

5.42m (17'9") max x 4.85m (15'11") max

WC

Landing

Bedroom 1

3.63m (11'11") plus bay x 2.88m (9'5")

Bedroom 2

3.30m (10'10") x 2.82m (9'3")

Bedroom 3

3.40m (11'2") x 1.87m (6'2")

Shower Room

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: Gas, electricity, water and drainage.

Council tax band: B

Tenure: Freehold

