



16 Valley Side, Pelsall,
Walsall, WS3 4LL

Offers in Excess of £415,000

Pelsall

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Presenting an immaculate detached house, offered for sale in a highly sought-after location, ideal for families seeking space, comfort, and convenience.

This impressive property features excellent public transport links and is situated near reputable schools, local amenities, and expansive green spaces.

Boasting four spacious double bedrooms, the principal suite is enhanced with its own en-suite and built-in wardrobes, while two further bedrooms also enjoy fitted wardrobes, and a fourth double offers flexible accommodation for guests or growing families.

The heart of the home lies in its beautifully appointed open-plan kitchen, which showcases elegant granite countertops, a generous dining area, and ample space for a range cooker—perfect for culinary enthusiasts.

The kitchen seamlessly opens into a comfortable sitting area and provides direct access to a bright conservatory, which enjoys double doors opening onto the garden, creating a delightful indoor-outdoor flow. Three distinctive reception rooms provide versatile spaces for relaxation and entertaining.

The main reception room features large windows with picturesque garden views and direct garden access. The adjoining conservatory bathes in natural light and offers a tranquil setting, ideal for hosting or unwinding.

Externally, the property benefits from a well-kept garden—a perfect retreat for both adults and children.

Adding to its appeal is a spacious double garage, presenting exciting scope for conversion, subject to the correct planning permission.





Property Specification

Porch

Reception Hall

Living Room - 6.40m (21') x 3.56m (11'8")

Dining and Family Area - 6.40m (21') x 3.02m (9'11")

Kitchen Area - 2.69m (8'10") x 2.51m (8'3")

Conservatory - 3.02m (9'11") x 3.00m (9'10")

Guest WC

Garage - 5.10m (16'9") x 4.90m (16'1")

Bedroom 1 - 3.63m (11'11") x 3.46m (11'4")
plus 0.09m (0'3") x 0.09m (0'3")

En-suite

Bedroom 2 - 3.26m (10'8") x 3.02m (9'11")
plus 0.08m (0'3") x 0.08m (0'3")

Bedroom 3 - 3.46m (11'4") max x 2.58m (8'6")
plus 0.42m (1'5") x 0.42m (1'5")

Bedroom 4 - 2.37m (7'9") x 1.90m (6'3")
plus 0.08m (0'3") x 0.08m (0'3")

Family Bathroom

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: 11th September 2025

Viewer's Note:

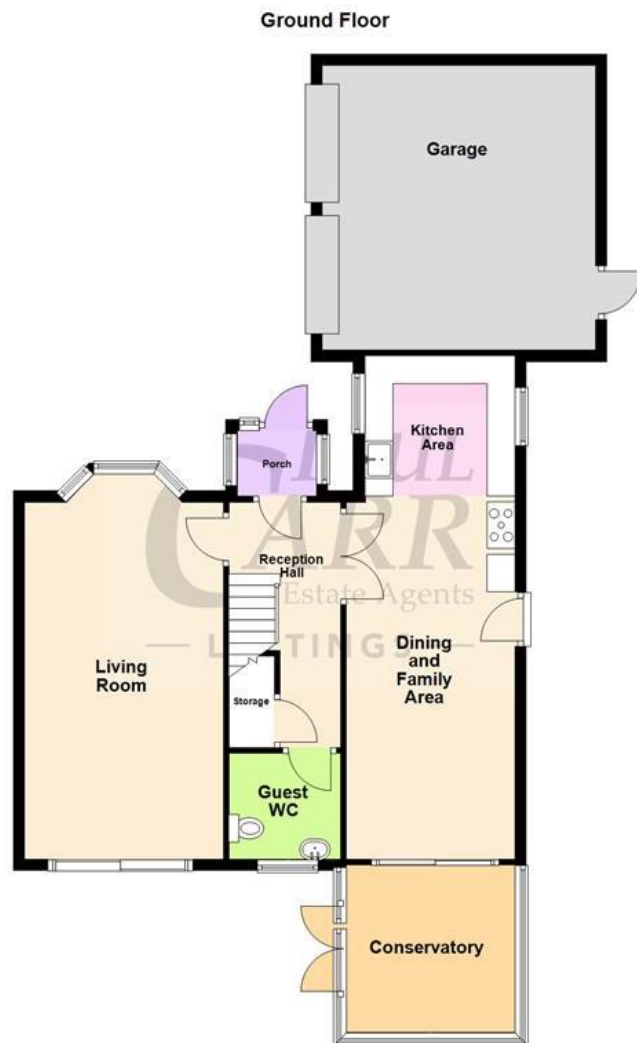
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

