



Highfield Road North, Pelsall
Walsall, WS3 5DA

Offers Over £370,000

Pelsall

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NO CHAINA well presented four bedroom detached family home situated near Pelsall village overlooking the common.

This modern detached residence occupies a generous plot with an open aspect to the front and offers ample off-road parking - ideal for a growing family. The property briefly comprises: open porch, through hall, cloak room, lounge, separate dining room, fitted kitchen with integrated appliances, utility room, four bedrooms (master with ensuite) family bathroom, Low maintenance paved rear garden and a further lawn area to the side.

The property is being sold with no upward chain.





Property Specification

FOUR BEDROOMS
MASTER WITH EN-SUITE SHOWER ROOM
THROUGH HALL & GUEST CLOAK ROOM
LOUNGE & DINING ROOM
DINING KITCHEN & UTILITY ROOM

Entrance Hallway

Guest WC

Lounge 13' 3" + bay x 10' 5" (4.05m + bay x 3.18m)

Dining Room 10' 8" x 10' 5" (3.25m x 3.18m)

Kitchen/Breakfast Room 16' 7" max x 13' 4" max (5.06m max x 4.06m max)

Utility room 8' 8" x 4' 7" (2.65m x 1.4m)

Integral Garage

First Floor Landing

Bedroom One 11' 3" min x 14' 7" max (3.42m min x 4.44m max)

En-suite

Bedroom Two 10' 6" x 12' 7" (3.19m x 3.84m)

Bedroom Three 7' 5" x 10' 8" (2.27m x 3.24m)

Bedroom Four 10' 11" x 8' 10" (3.32m x 2.68m)
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: 27th January 2025

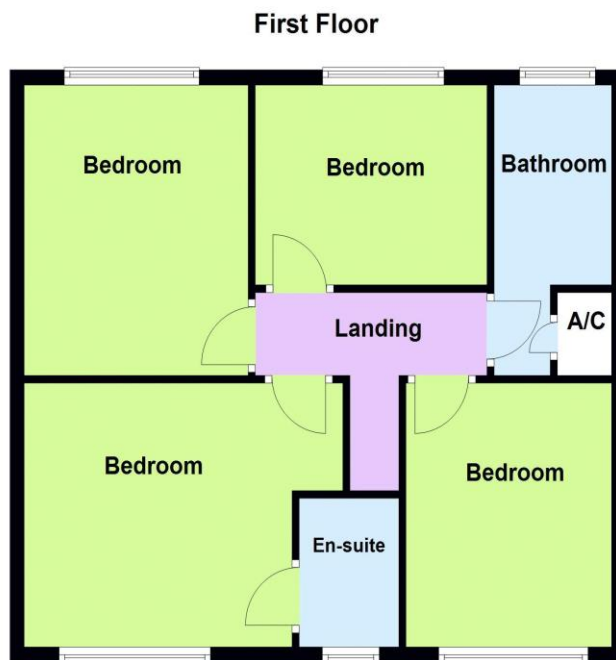
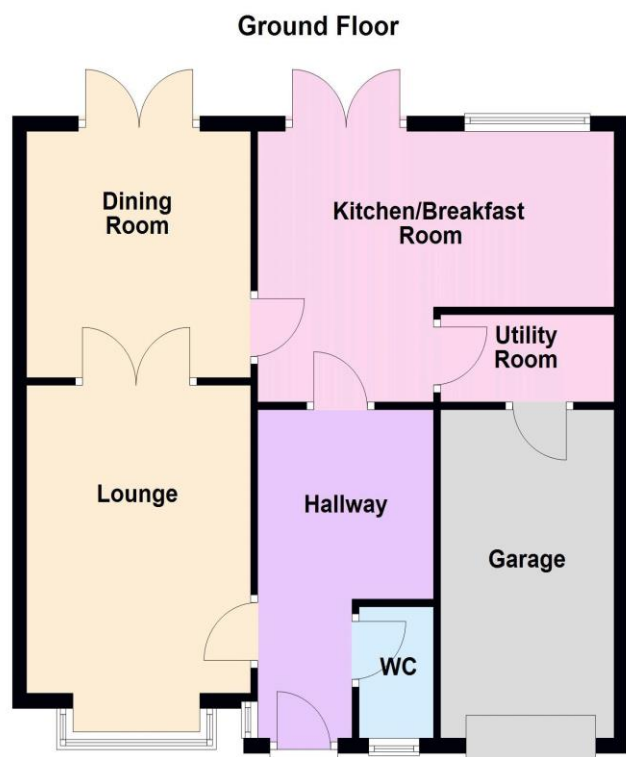
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Mains gas, electricity, water, drainage on a private septic system
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

