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8 Mallard Close, Pelsall, Walsall, WS3 5BZ

£425,000

Paul Carr Estate Agents are delighted to present to market this superb three-bedroom detached bungalow, set in a quiet cul-de-sac in the popular village of Pelsall.

The property offers a light and airy lounge with feature fireplace, opening into a generous conservatory that overlooks the rear garden, creating a comfortable space for everyday living and dining. The well-appointed breakfast kitchen provides good worktop and storage space with room for a table and leads to a useful secure side access / storage area.

There are three bedrooms, with fitted wardrobes to bedroom one and two, plus a modern shower room and a separate additional guest WC. Décor is neutral throughout, and the bungalow feels bright, with large windows to the principal rooms.

Outside, there are established gardens to the front and rear, with a paved patio area ideal for low-maintenance outdoor seating. A driveway and attached garage provide off-road parking.

Mallard Close is well placed for Pelsall village centre, where you will find everyday amenities including convenience stores, cafés and local pubs around Pelsall Common. Pelsall Primary School and other local schools are within easy reach. Buses from the village offer services towards Walsall, Bloxwich and Brownhills, linking with rail services for Birmingham and Wolverhampton; typical journey times into central Birmingham are around 35–45 minutes via Walsall.

This detached three-bedroom bungalow is offered for sale with no onward chain and occupies a pleasant, tucked-away position, suiting buyers seeking single-storey living in a convenient Pelsall location.

Agents 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.

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 £47.50 + VAT (£57 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.


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Measurements:

Hall

Lounge - 5.42m (17'9") x 3.54m (11'7")

Conservatory - 2.79m (9'2") x 2.48m (8'2")

Breakfast Kitchen - 4.57m (15') x 2.80m (9'2")

Side Access/Storage - 7.01m (23') x 1.93m (6'4")

Bedroom 1 - 3.56m (11'8") x 2.80m (9'2") to wardrobe front

Bedroom 2 - 3.56m (11'8") x 2.87m (9'5")

Bedroom 3 (Current Dining Room) - 3.78m (12'5") x 2.47m (8'1")

Shower Room - 2.02m (6'8") x 1.91m (6'3")

WC - 1.41m (4'8") x 0.98m (3'3")

Garage - 5.51m (18'1") x 2.53m (8'3")

Viewer's Comments:

Tenure: Freehold

Council Tax Band: E

Connected Services: Gas, water, electric & drainage







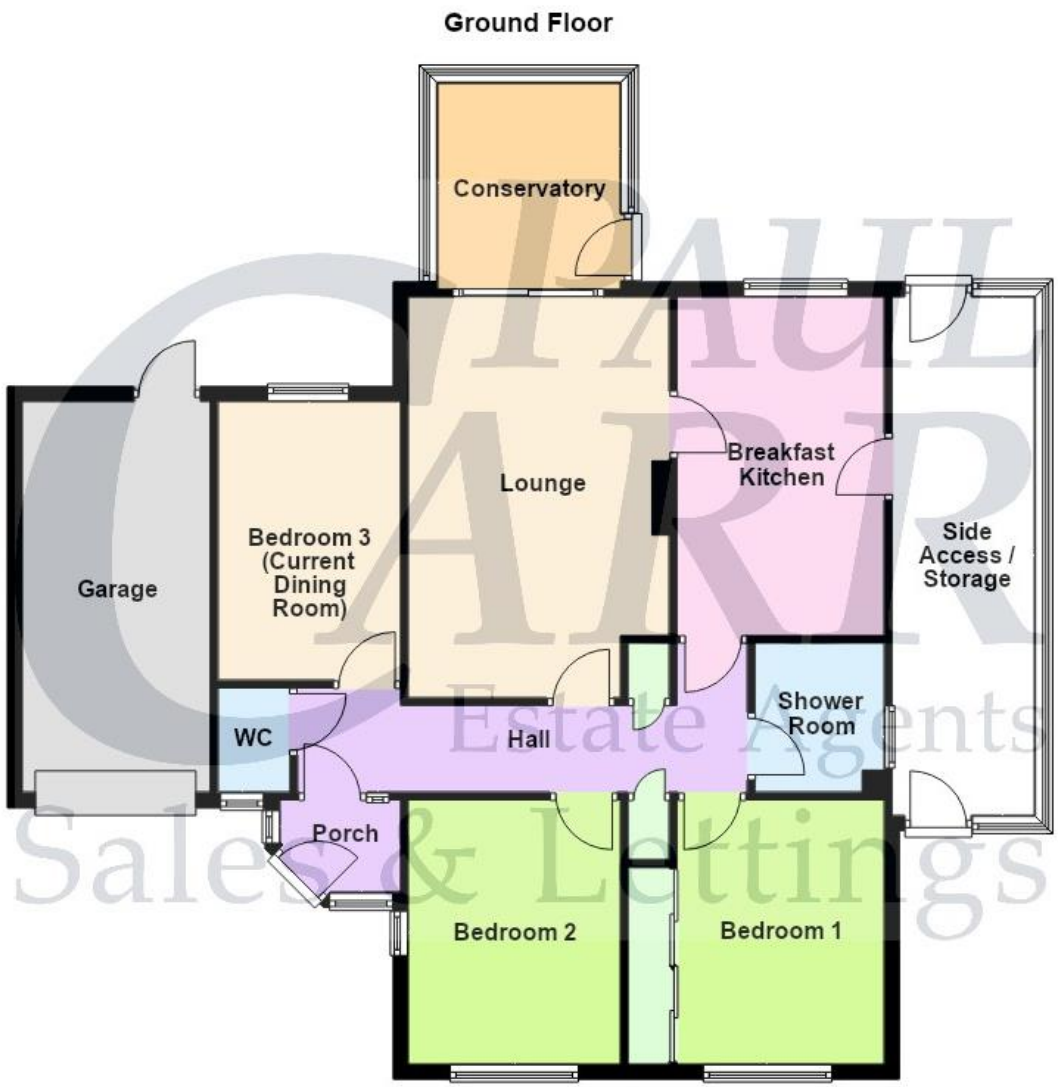




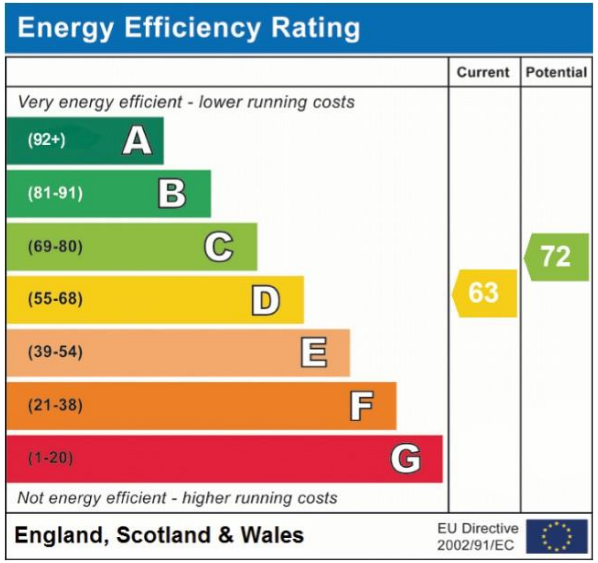


Floor Plan

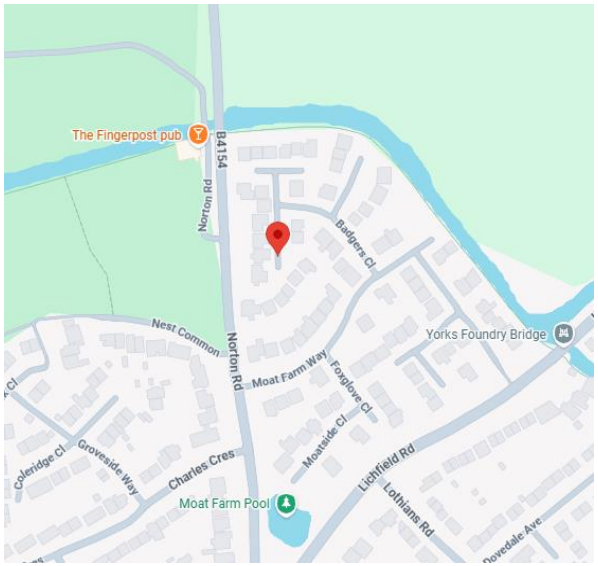
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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