



Wolverhampton Road, Pelsall, Walsall

Offers Over £280,000

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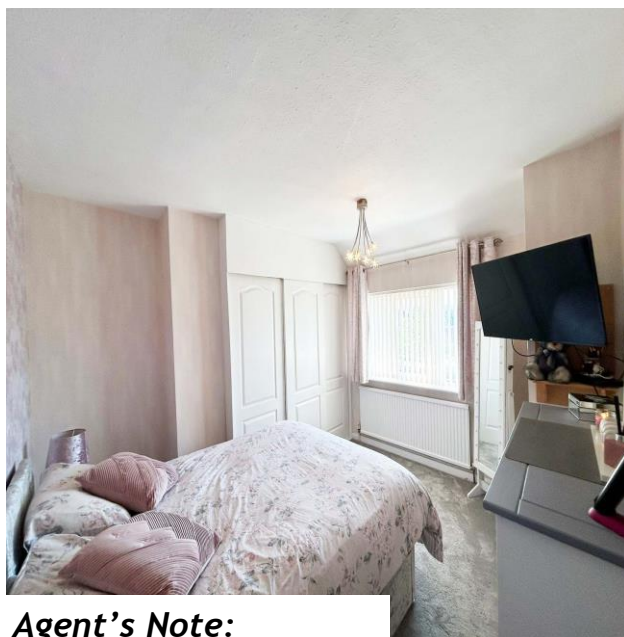


This well-presented extended three-bedroom semi-detached family home in Pelsall offers spacious and versatile living throughout.

The property boasts three reception rooms, providing flexible space for modern family living, along with a side garage for additional storage or parking. All three bedrooms benefit from fitted wardrobes, enhancing practicality and storage. Externally, the home enjoys both front and rear gardens, with off-road parking to the front.

The rear garden has been thoughtfully landscaped, featuring a designated seating area to the rear—perfect for outdoor dining, entertaining, or relaxing in a private and well-maintained setting. Conveniently located close to local amenities and transport links, this is an ideal family home.





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.

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.

Property Specification

THREE RECEPTION ROOMS
EXTENDED TO REAR
GARAGE WITH UTILITY AREA
WELL PRESENTED THROUGHOUT
BEAUTIFUL LANDSCAPED REAR GARDEN

Entrance Porch

Lounge 10' 4" plus bay x 11' 5" (3.15m x 3.48m)

Dining Room 12' 2" x 11' 5" into recess (3.71m x 3.48m)

Sitting Room 7' 4" x 22' 4" (2.23m x 6.80m)

Kitchen 8' 6" x 11' 3" (2.59m x 3.43m)

Bedroom 1 12' 2" x 11' 4" into recess (3.71m x 3.45m)

Bedroom 2 10' 5" x 7' 8" plus recess (3.17m x 2.34m)

Bedroom 3 6' 8" x 6' 4" plus fitted wardrobes (2.03m x 1.93m)

Family Bathroom

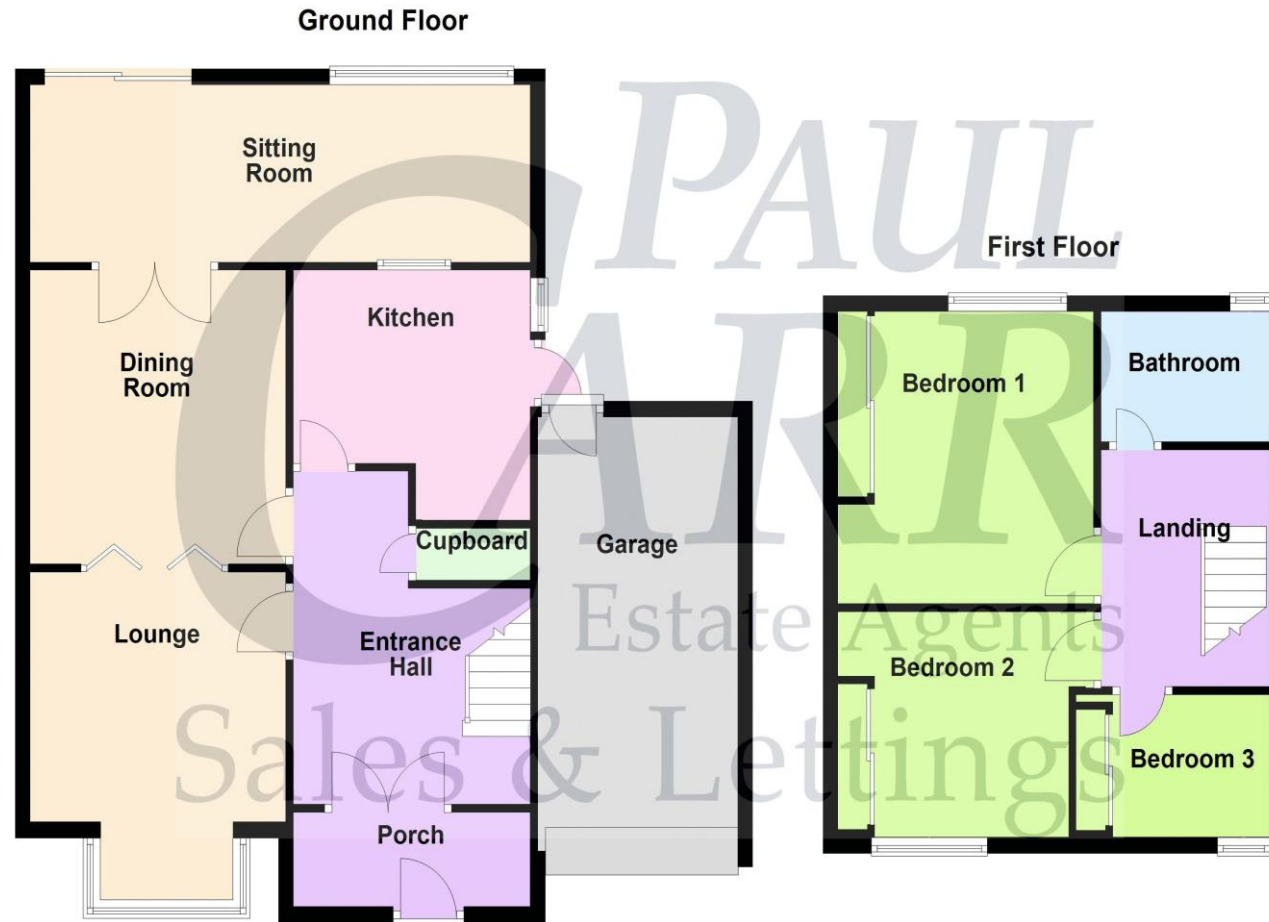
Side Garage

Viewer's Note:

Services connected: Gas, Water, Electric, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Map Location

