



RE/MAX
Elite



93 Norbury Avenue, Walsall, WS3 4NE

£250,000

STUNNING FULLY RENOVATED & EXTENDED THREE BEDROOM SEMI-DETACHED HOME IN PELSALL

Located in a popular residential area of Pelsall, this beautifully refurbished three-bedroom semi-detached home has undergone a complete transformation including new windows and doors, new render, full rewire, new heating system, modern kitchen with island, two contemporary bathrooms, new flooring and carpets throughout, and a landscaped rear garden.

Offering 66m² of internal accommodation, this extended home is ideal for families, first-time buyers, or anyone seeking modern open-plan living with zero work required.

Entrance Foyer 3'1" x 9'3" (0.94m x 2.82m)

Bright and welcoming entrance with new flooring and access to ground floor accommodation.

Living Room 15'3" x 11'0" (4.65m x 3.37m)

Spacious front reception room with modern décor and open access through to the extended kitchen/dining space, creating excellent flow for family living.

Additional Room (Study / Playroom) 6'2" x 7'11" (1.90m x 2.42m)

Ideal as a home office, playroom or snug space.

Kitchen 12'11" x 6'9" (3.95m x 2.08m)

Stunning newly fitted modern kitchen featuring sleek cabinetry, integrated oven and hob, black work surfaces, breakfast island and spotlights. Open-plan design leading directly into the extended dining/living area with rear doors to the garden — perfect for entertaining.

Ground Floor Bathroom 5'2" x 5'8" (1.59m x 1.75m)

Beautifully finished contemporary bathroom suite with bath, vanity unit, WC and stylish tiling.

FIRST FLOOR

Hallway 13'7" x 4'7" (4.16m x 1.40m)

New carpets and access to all bedrooms and shower room.

Primary Bedroom 8'0" x 8'8" (2.44m x 2.66m)

Comfortable double bedroom overlooking the rear aspect.

Bedroom Two 8'8" x 10'5" (2.66m x 3.19m)

2.66m x 3.19m

Bedroom Three 6'2" x 8'0" (1.89m x 2.46m)

Ideal nursery, child's bedroom or home office.

Shower Room 4'4" x 8'9" (1.33m x 2.67m)

Brand new modern shower room with walk-in shower, vanity unit, WC and contemporary tiling.

OUTSIDE

Front

Large gravel driveway providing extensive off-road parking.

Rear

Landscaped garden with new patio area, decorative stone, fresh fencing and lawn area — low maintenance and perfect for outdoor dining.

Floor Plan



1ST FLOOR



2ND FLOOR

TOTAL: 66 m²
 1ST FLOOR: 37 m², 2ND FLOOR: 29 m²
 EXCLUDED AREAS: WALLS: 7 m²



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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