



Elm Cottage, Church Road, Pelsall  
Walsall, WS3 4QW

**£550,000**

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Boasting views of St Michaels & All Angels Church this detached character cottage is set on a large plot of circa 0.4 acres.

With possible development potential, subject to planning, or suitable for modernisation this home offers a genuinely rare opportunity to purchase a character home in a popular, yet private location.

Secured behind wrought iron gates, the cottage currently comprises two reception rooms, kitchen, potential utility, ground floor bathroom and two double bedrooms, as well as a garage and a separate summer house/games room which requires finishing.

## Property Specification

CHARACTER COTTAGE ON A LARGE PLOT  
OF CIRCA 0.4 ACRES  
HUGE POTENTIAL  
FANTASTIC LOCATION  
SUPERB GARDENS  
VIEWING STRICTLY BY APPOINTMENT ONLY





## Property Dimensions

Reception Room 4.45m (14'7") x 3.07m (10'1")

Reception Room 4.45m (14'7") max x 4.07m (13'4")

Bathroom

Inner Hallway

Kitchen 3.80m (12'6") x 2.75m (9')

Inner Hallway

Utility 2.72m (8'11") x 2.17m (7'1")

Cupboard

Garage

Bedroom 2 4.45m (14'7") x 3.06m (10')  
plus 1.87m (6'2") x 1.87m (6'2")

Bedroom 1 4.50m (14'9") x 3.36m (11')  
plus 1.87m (6'2") x 1.87m (6'2")

### 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: 9th April 2026

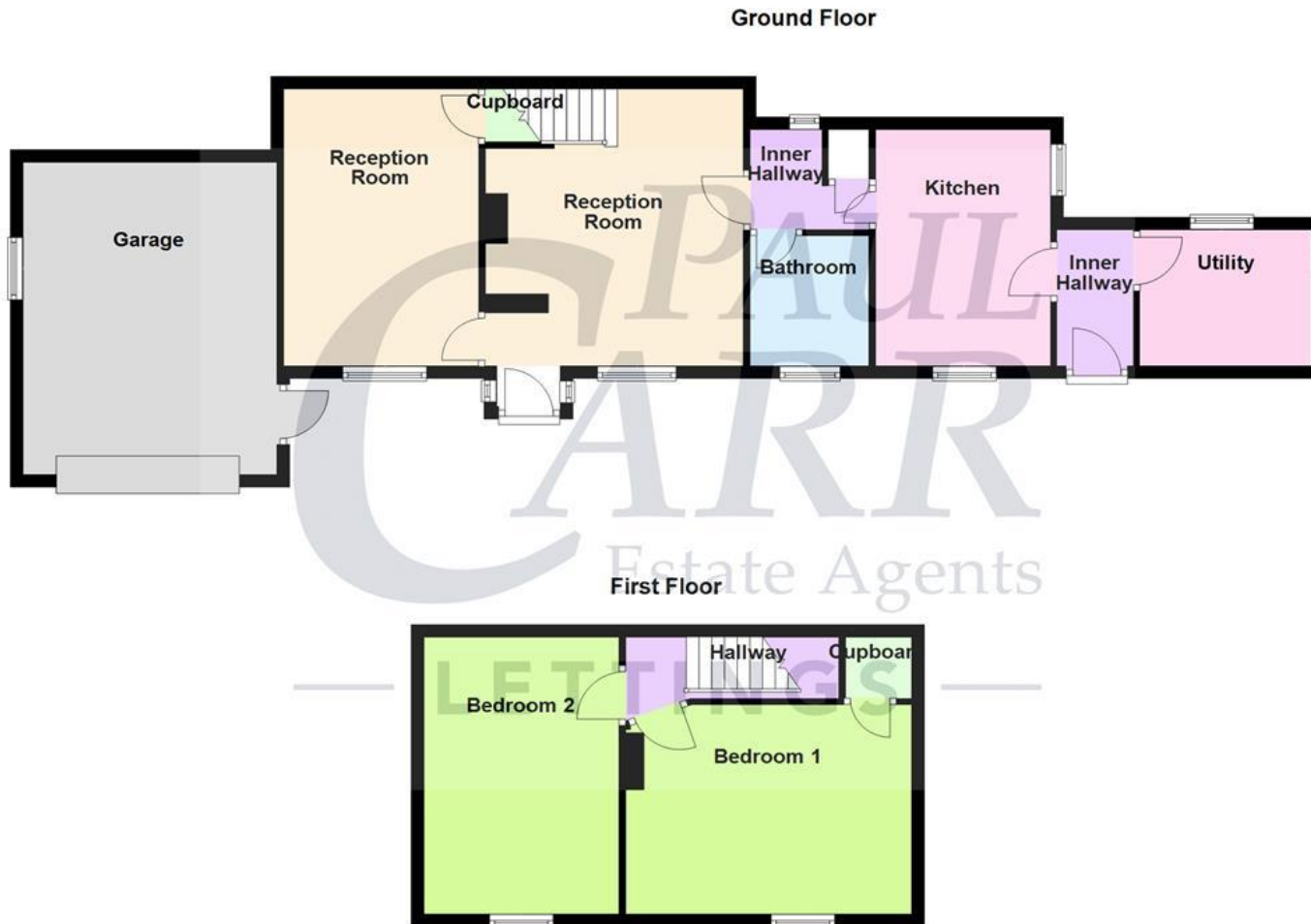
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### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: D  
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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

