



Shireview Road, Pelsall



Offers in excess of £245,000



Key Features

- Popular location
- Lounge and dining area
- Five double bedrooms
- Fitted Kitchen
- Family bathroom
- Driveway
- EPC rating D
- Freehold





****FAMILY HOME WITH FIVE BEDROOMS**** Located in Pelsall, with its surrounding countryside and canals, ideal for outdoor and nature lovers. The Pelsall area has a traditional village centre with eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. It is a hit with both commuters and families alike.

The property briefly comprises; block paved drive, entrance hallway, lounge/diner, kitchen and conservatory. To the first floor is three bedrooms and the family bathroom and the converted loft provides an additional two bedrooms.

Tenure: Freehold

EPC: D

Council tax band: B

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Having block paved driveway offering secure off road parking.

Lounge/Diner

Open plan lounge diner having large bay window allowing in lots of natural light and patio doors at the rear into the garden.

Kitchen

Having matching wall and base units and door leading into the conservatory.

Conservatory

Currently used as a utility having units and space for two appliances.

Bedroom one

Double bedroom with lots of built in wardrobes and overhead storage.

Bedroom two

Double bedroom positioned to the rear of the property.

Bedroom three

Single bedroom with built in storage cupboard.

Family bathroom

Having electric shower over bath, vanity basin and w.c.

Bedroom four

Double bedroom in the loft conversion.

Bedroom five

Double bedroom in the loft conversion.

Rear garden

Low maintenance rear garden with brick built storage and gated access to the front of the property.









Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

107.2 m²

Reduced headroom

7.3 m²

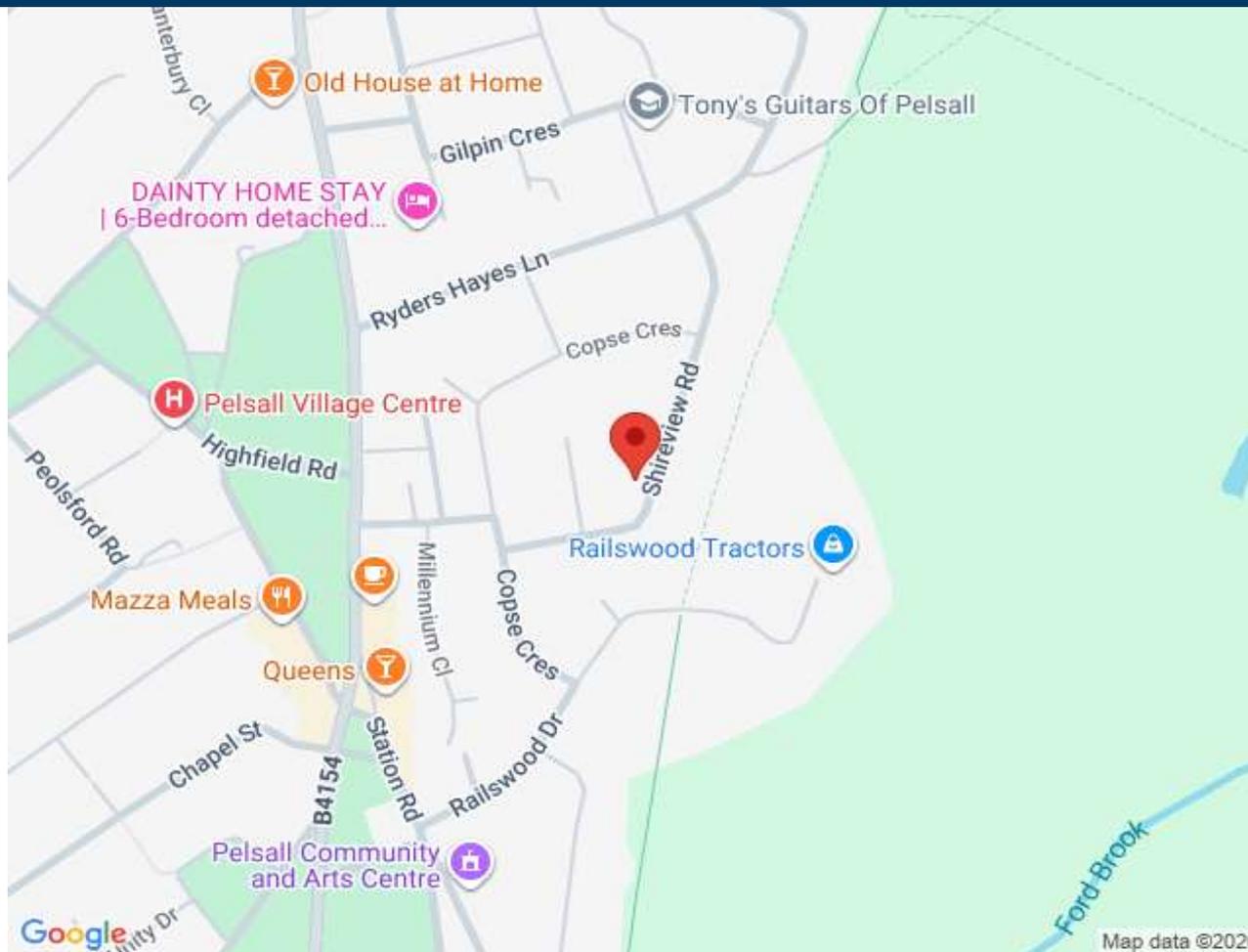
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

