

Mallard Close | Pelsall | WS3 5BZ

Asking Price £323,400

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Summary

THREE BED DETACHEDTWO RECEPTION ROOMS AND CONSERVATORY**NO CHAIN**DRIVE AND GARAGE**LANDSCAPED GARDEN**CUL-DE-SAC**VIEWING ESSENTIAL**

Webbs Estate Agents are delighted to present this deceptively spacious three-bedroom detached home, nestled in the tranquil cul-de-sac of Mallard Close, Walsall. This charming property is ideally located, offering easy access to local amenities, including shops, schools, and excellent transport links.
Upon entering, you are welcomed by a hallway that leads to a comfortable lounge, perfect for relaxation. Adjacent to the lounge is a separate dining room that flows seamlessly into a bright conservatory, providing an ideal space for entertaining or enjoying the garden views. The fitted kitchen is well-equipped and offers convenient access to the side garage, enhancing the practicality of this lovely home.
The first floor boasts two generously sized double bedrooms, alongside a spacious single bedroom, making it perfect for families or those needing extra space. The family bathroom is conveniently located to serve all bedrooms.
Stepping outside, the property features a beautifully landscaped and private rear garden, ideal for outdoor activities or simply unwinding in a peaceful setting. The front of the house includes a drive and

Key Features

- THREE BEDROOM DETACHED
- DRIVE AND GARAGE
- CONSERVATORY TO THE REAR
- DECEPTIVLEY SPACIOUS THROUGHOUT
- VIEWING ESSENTIAL
- NO CHAIN
- TWO RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- POPULAR RESIDENTIAL LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Hall

Lounge
13'10" x 13'2" (4.22m x 4.02m)

Dinning Room
9'6" x 8'2" (2.91m x 2.49m)

Kitchen
9'6" x 8'5" (2.92m x 2.57m)

Conservatory
9'2" x 8'0" (2.80m x 2.46m)

First Floor Landing

Bedroom One
11'10" x 9'4" (3.63m x 2.87m)

Bedroom Two
9'10" x 9'4" (3.02m x 2.87m)

Bedroom Three
8'11" x 6'5" (2.74m x 1.98m)

Family Bathroom

Garage
19'3" x 7'10" (5.89m x 2.41m)

Identification Checks B





















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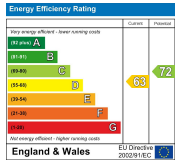
Approximate total area(1)

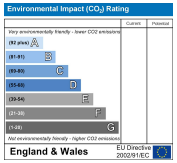
90.4 m²

(1) Excluding balconies and terraces

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

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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