



Old Mill Gardens, Pelsall
Walsall, WS4 1BJ

Offers in the Region Of £190,000

Pelsall

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Paul Carr Estate Agents are delighted to present to market this well presented one-bedroom end of terrace property, occupying a larger-than-average corner plot in a cul-de-sac location with the benefit of off-road parking and an additional allocated parking space.

Internally, a light and airy living room features a window to the front elevation and stairs rising to the mezzanine floor, which is home to the double bedroom, creating an appealing open aspect.

The attractive fitted kitchen is open plan to the lounge and offers a range of wall and base units, an integrated washing machine, oven and gas hob. An abundance of sockets throughout the property adds practical convenience.

To the rear, a generous sunroom provides additional living space and access to the neatly maintained garden. The garden benefits from sockets and external tap, supporting outdoor use and maintenance. The stylish, modern bathroom includes fitted storage space along with WC, wash basin and bath.

Pelsall and Aldridge offer a range of local amenities including shops, everyday services and green spaces, with wider facilities available in Walsall.

Public transport links are accessible via local bus routes connecting to Walsall and surrounding areas for onward rail connections towards Birmingham and Wolverhampton.

This one-bedroom end of terrace property is well positioned for those seeking a residential setting with local amenities and transport links within reach.





Property Specification

Lounge Area

4.30m (14'1") x 3.50m (11'6")

Kitchen Area

2.93m (9'7") x 2.56m (8'5")

Bathroom

2.01m (6'7") x 1.72m (5'8")

Sun Room

3.67m (12'0") x 2.13m (7'0") max

Bedroom (Mezzanine)

4.30m (14'1") x 2.95m (9'8")



Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	B
Tenure:	Freehold

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.

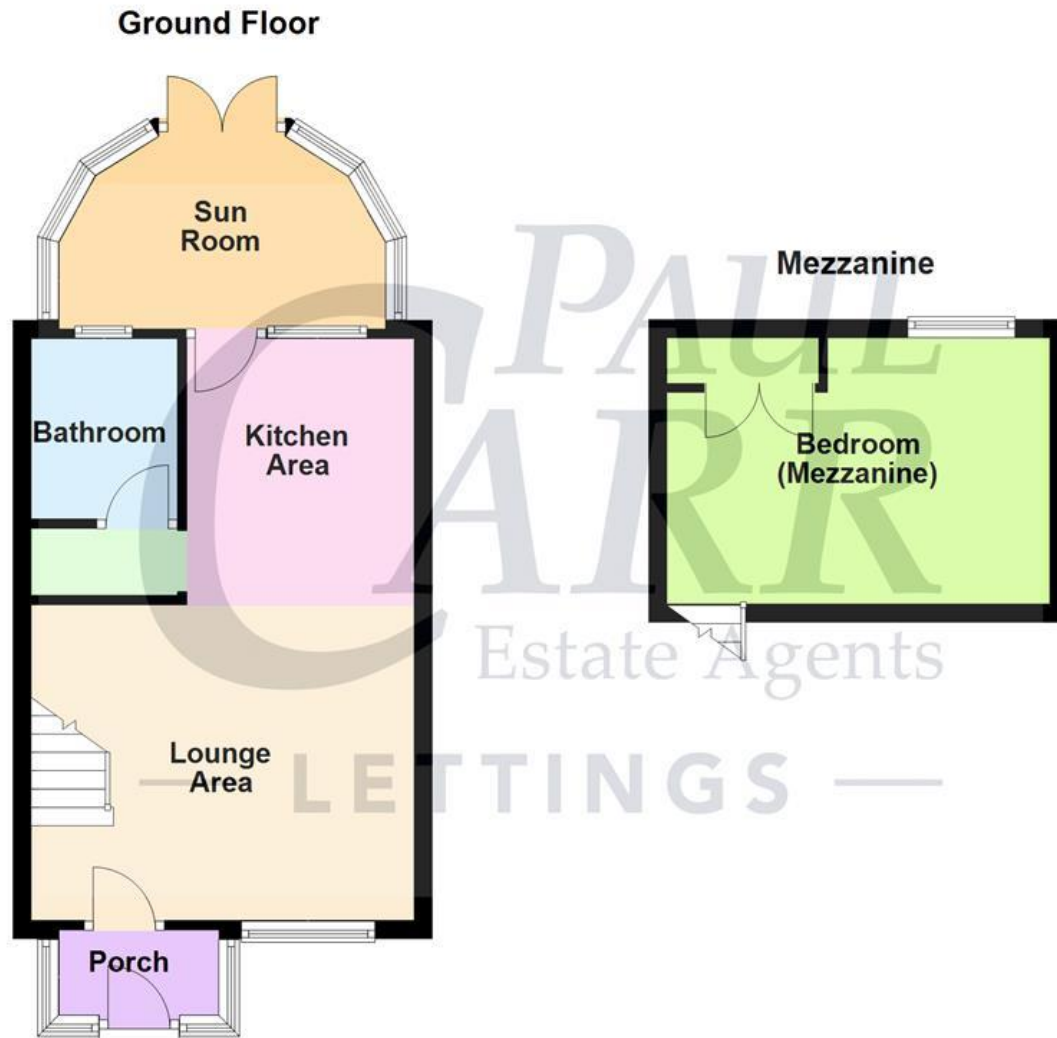
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Came on the market:



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

