



Fairburn Crescent, Pelsall
Walsall, WS3 4PU

£460,000

Pelsall

£460,000

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Paul Carr Estate Agents are delighted to present to market this fabulous, detached four-bedroom house in a sought-after Pelsall location, set just off the road on a generous plot with a large frontage providing ample off-road parking.

The property offers well-presented accommodation, including a welcoming hallway with Karndean flooring and a guest WC. The light and airy lounge has a bay window and there is an additional versatile hobby / play room which could potentially function as an additional bedroom if required.

The heart of the home is the striking kitchen / dining / family room, fitted with a range of units and integrated appliances including fridge, freezer, double oven, dishwasher and induction hob. Karndean flooring runs through the kitchen / dining area, while French windows open from the dining area to the attractive rear garden. The extended family room benefits from bi-fold doors and two skylights, with a useful utility room completing the ground floor layout.

Upstairs, the main double bedroom includes fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms both provide fitted storage / wardrobes, alongside a single bedroom. The refitted family bathroom features a white suite with WC, wash basin and bath.

A neatly maintained rear garden offers outdoor space ideal for relaxation or entertaining guests.

Pelsall provides a good selection of local amenities, including shops, cafés and services around Pelsall Village and High Street, with nearby parks and green spaces such as Pelsall Common. The area is well-regarded for access to nearby schools.

Public transport links include bus services towards Walsall town centre and surrounding areas, while Walsall railway station, accessible by a short drive, offers services to Birmingham with journey times of around 20-25 minutes, making this a practical location for commuting.





Property Specification

Lounge	4.06m (13'4") plus bay x 3.59m (11'9")
Kitchen/Diner	7.35m (24'1") x 3.97m (13') max
Family Room	3.92m (12'10") x 3.88m (12'9")
Hobby / Play Room	3.70m (12'2") x 2.23m (7'4")
Utility	2.44m (8') x 1.03m (3'5")
WC	
Bedroom 1	4.83m (15'10") max into wardrobes x 3.11m (10'2")
En-suite	2.54m (8'4") x 1.21m (4')
Bedroom 2	3.03m (9'11") x 2.48m (8'2")
Bedroom 3 (8'8")	3.17m (10'5") into cupboard x 2.64m (8'8")
Bedroom 4	3.03m (9'11") x 2.13m (7')
Bathroom	2.64m (8'8") max x 1.76m (5'9") max



Viewer's Note

Services connected:	Gas, electricity, water & drainage
Council tax band:	E Tenure: Freehold

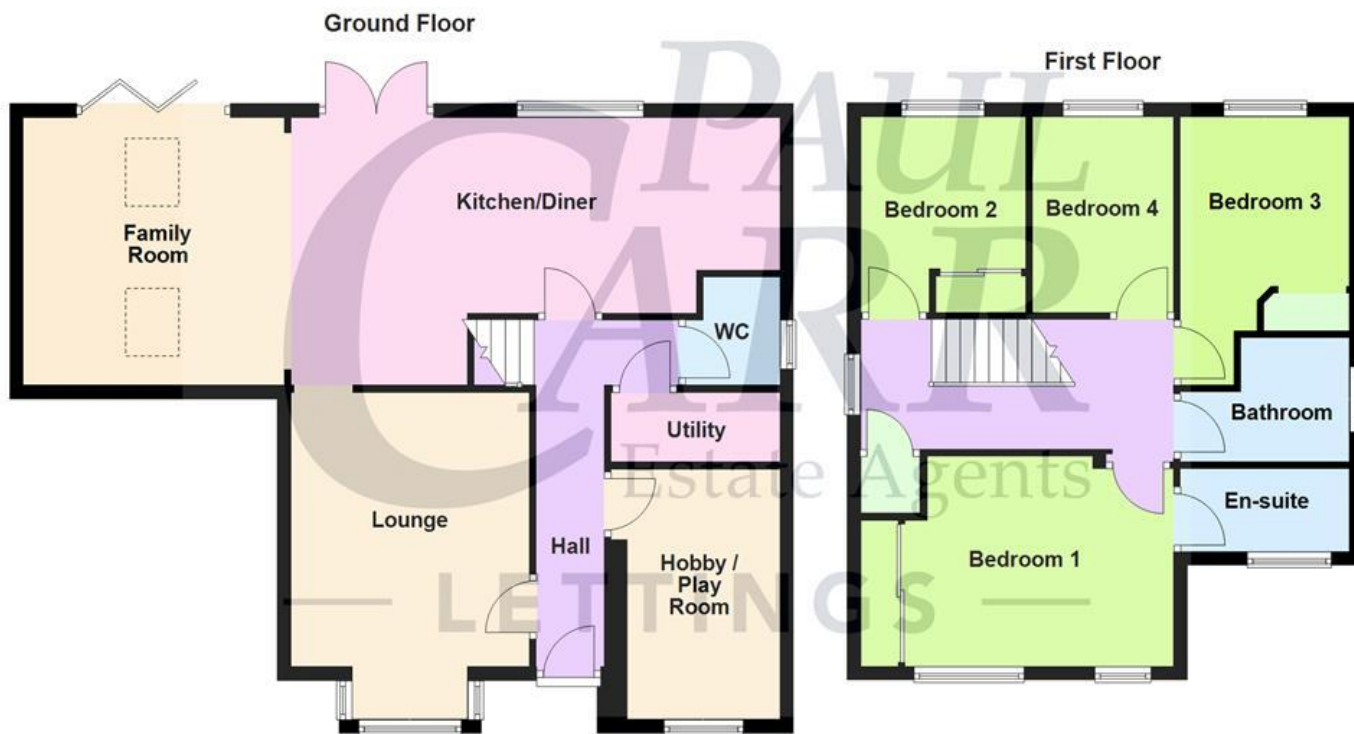


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Floor Plan

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

