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Pelsall Road | Walsall | WS8 7DJ

Offers Around £315,000

 **Webbs**
estate agents

Summary

Set back from the road behind a mature privet hedge, this wonderfully spacious three bedroom detached home enjoys a generous plot, excellent privacy and the added advantage of being offered with no onward chain. Having been recently redecorated throughout much of the property, the home feels bright, fresh and welcoming from the moment you arrive.

A large driveway provides plenty of parking for family and visitors alike, while the enclosed frontage creates a pleasant sense of seclusion. Step inside through the porch and hallway and you will immediately appreciate the space on offer. The comfortable front sitting room is perfect for relaxing evenings, while double doors lead through to a second reception room at the rear, creating a versatile layout that works equally well for family life, entertaining guests or simply enjoying extra living space. Beyond, a lovely conservatory provides a wonderful additional reception area.

The modern kitchen has been thoughtfully fitted with attractive soft close cabinetry and a range of integrated appliances, including an oven, microwave, hob and cooker hood, making it both practical and stylish. A side door leads to the substantial garage, offering excellent storage and exciting potential for conversion into additional living accommodation, a home office or gym, subject to the

Key Features

- GENEROUS THREE BEDROOM DETACHED FAMILY HOME - TUCKED BEHIND A MATURE PRIVET HEDGE
- LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- SPACIOUS FRONT SITTING ROOM & SECOND GENEROUS RECEPTION ROOM
- LARGE GARAGE WITH POTENTIAL FOR CONVERSION (SUBJECT TO NECESSARY CONSENTS) AND W/C
- CONVENIENTLY LOCATED FOR BROWNHILLS HIGH STREET & SCHOOLIG OF BOTH SECTORS
- SET ON A SUBSTANTIAL PLOT WITH EXCELLENT PRIVACY - OFFERED FOR SALE WITH NO ONWARD CHAIN
- RECENTLY REDECORATED THROUGHOUT MUCH OF THE PROPERTY
- MODERN FITTED KITCHEN WITH SOFT-CLOSE UNITS
- IDEAL FOR FAMILIES AND THOSE SEEKING VERSATILE LIVING SPACE
- EXCELLENT ACCESS TO CANNOCK, THE M6 TOLL AND SURROUNDING AREAS

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

FRONT LIVING ROOM

12'7" x 14'6"/12'6" (3.85m x 4.42m/3.82m)

SECOND RECEPTION ROOM

12'9" x 11'4" (3.89m x 3.46m)

CONSERVATORY

13'1" x 10'10" (3.99m x 3.31m)

MODERN KITCHEN

10'0" x 9'6" (3.07m x 2.90m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'7"/12'7" x 12'8" (4.75m/3.84m x 3.87m)

BEDROOM TWO

12'9" x 11'4" (3.89m x 3.46m)

BEDROOM THREE

9'6" x 8'0" (2.90m x 2.45m)

FIRST FLOOR SHOWER ROOM

ATTACHED SIDE GARAGE WITH WC

36'3" x 12'11"/10'10" (11.07m x 3.95m/3.31m)

Identification Checks

PREMIUM CONVEYANCING (C)







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
90-105	B	16-20	B
75-89	C	21-25	C
60-74	D	26-30	D
45-59	E	31-35	E
30-44	F	36-40	F
15-29	G	41-45	G

England & Wales EU Directive 2002/91/EC