



1 Mount Road, Pelsall, Walsall, WS3 4PG

£249,500

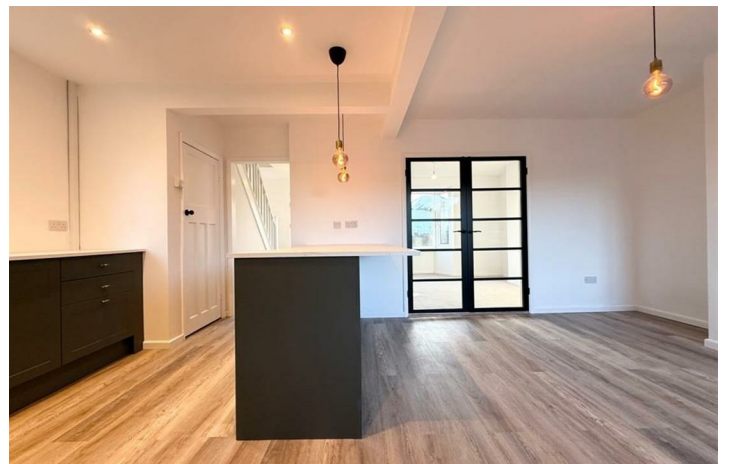
- A refurbished four bedroom semi-detached property
- Gas central heating & double glazed
- Lounge
- Four well proportioned bedrooms
- Enclosed rear garden
- Offered with no onward chain
- Welcoming hallway + guest W.C
- Superb, contemporary kitchen/diner
- Contemporary bathroom
- Ample off road parking

1 Mount Road, Walsall WS3 4PG

Offered chain free and being refurbished throughout Chariot Estates are pleased to offer for sale this lovely four bedroom semi-detached property. GCH system, D/Glazing, hall, lounge, open plan dining/kitchen, four well proportioned bedrooms, bathroom, enclosed rear garden + ample off road parking.



Council Tax Band: B



Offered chain free Chariot Estates are pleased to bring to the market this beautifully refurbished four bedroom semi-detached property. Briefly comprising of an entrance hallway, lounge, superb contemporary kitchen/diner, guest W.C, four well proportioned bedrooms with newly fitted carpet, modern bathroom, enclosed rear garden with ample frontage to include generous off road parking.

Situated within Pelsall the property is within easy reach to the facilities offered in the High Street as well useful road links to the A5.

Set well away from the road the property has a great sized frontage that incorporates a fore lawn and driveway with gated access to the rear and entrance via a double glazed door into:

ENTRANCE HALLWAY:

Having a radiator, stairs that lead to the first floor accommodation, under stair storage, door to the lounge and an opening into the kitchen/diner.

LOUNGE:

13'6" x 12'10"

Having a double glazed window to fore, radiator and double opening doors to the dining kitchen.

SUPERB DINING KITCHEN:

19'8" x 12'6"

Having a great range of wall mounted and base units, marble effect work surfaces, one half sink and drainer with a mixer tap over, space for appliances, integrated oven, hob and extractor hood, double glazed window top the side and rear, space for table and chairs, inset ceiling lights, laminate flooring with a door to:

LOBBY:

Having a radiator, double glazed window to the side, double glazed door that opens out to the rear garden and a door to:

GUEST W.C:

Having a low level flush W.C, radiator, laminate flooring and a double glazed window to the side.

LANDING:

Having a double glazed window to the side, loft access and doors to:

BEDROOM ONE:

16'2" max x 9'8"

Having a double glazed window to the rear and a radiator.

BEDROOM TWO:

13'3" x 9'8"

Having a storage/boiler cupboard, radiator and a double glazed window to the rear.

BEDROOM THREE:

10'7" x 10'6"

Having a radiator and a double glazed window to fore.

BEDROOM FOUR:

10'7" x 8'11"

Having a radiator and a double glazed window to fore and side.

CONTEMPORARY BATHROOM:

Having a panelled bath with a shower over and a glass shower screen, heated towel rail, low level flush W.C, wash hand basin set into a storage unit and a double glazed window to the side.

REAR GARDEN:

Having a patio, lawn, fence panels with a gated to fore.

Due to legislation we require to carry out an anti money laundering check on all buyers and giftors at a cost of £40 + VAT.

We endeavour to make our details as accurate as possible and hold no liability for any

mis-guidance which may occur.

VIEWING:

Strictly via Chariot Estates on 01543 686877

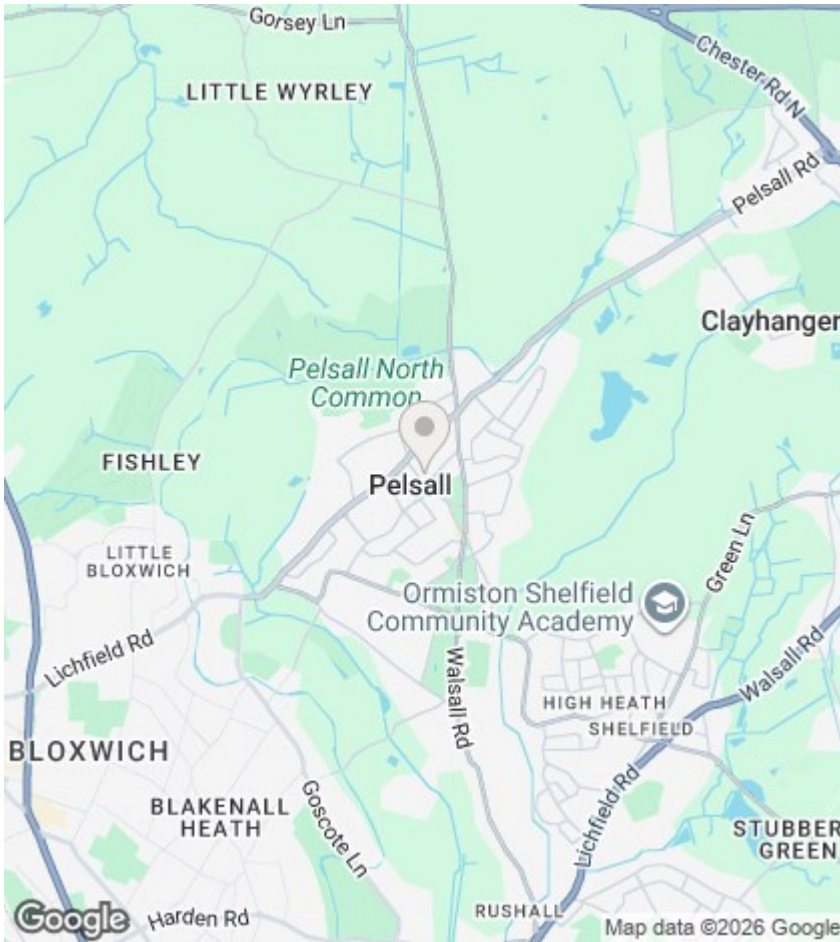
E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

EPC: D

Council Tax: B

No onward chain



Directions

Viewings

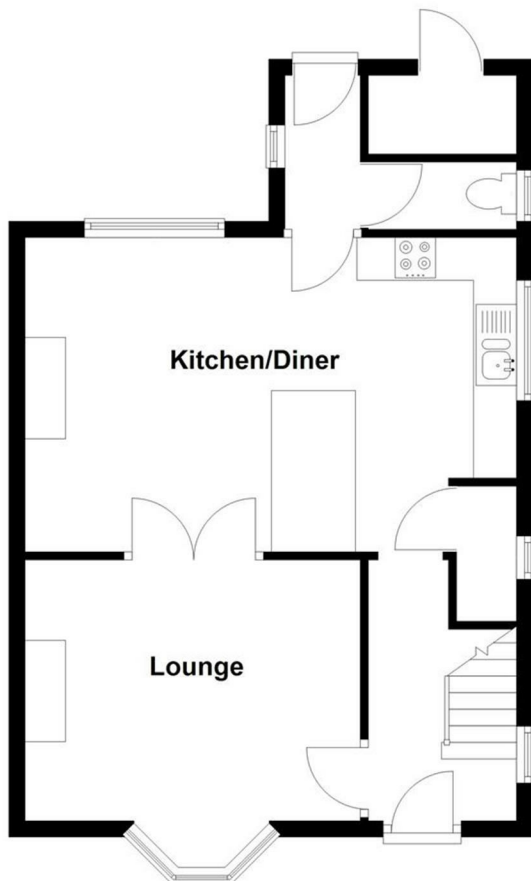
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 49.4 sq. metres (532.2 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.8 sq. feet)

