PAUL CARR Estate Agents Sales & Lettings

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36 Lodge Road, Pelsall, Walsall, WS4 1DE

£425,000

Ground Floor:

The property is entered via a hallway featuring two ceiling light points, a radiator, stairs rising to the first floor landing and doors leading to the principal reception rooms and kitchen. The lounge benefits from a double glazed bay window to the front elevation, radiator, ceiling light point and fireplace, whilst the separate dining room offers further reception space with a fireplace, radiator, double glazed window to the side elevation and French-style doors opening onto the rear garden. The generously proportioned kitchen is fitted with a range of units, incorporating a sink with mixer tap and drainer, range cooker, integrated dishwasher and washing machine, together with a central island incorporating a breakfast bar. Further features include downlighters, radiator and a double glazed window overlooking the rear garden. Completing the ground floor is a shower room comprising a shower cubicle, vanity wash hand basin, low flush WC and heated chrome towel rail.

First Floor:

The first floor landing benefits from a ceiling light point, loft access and an obscure double glazed window to the side elevation, with doors leading to three bedrooms and the family bathroom. Bedroom one features a double glazed bay window to the front elevation and radiator, whilst bedroom two benefits from a double glazed window to the rear elevation and radiator. Bedroom three also enjoys a rear-facing double glazed window and radiator. The family bathroom comprises a bath with shower over, vanity wash hand basin, low flush WC and heated towel rail, with an obscure double glazed window to the front elevation and extractor fan.

Outside:

To the front, the property benefits from an extensive block-paved driveway providing ample off-road parking, together with a garage offering additional storage or parking facilities. To the rear is a generous enclosed garden, predominantly laid to lawn with paved pathways and established boundary fencing, providing an excellent outdoor space with plenty of potential for further landscaping and entertaining.

Agent's Note:

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. Came on the market: 24th November 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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Measurements:

Entrance Hallway		
Lounge -	10' 4" x 11' 9"	(3.15m x 3.58m)
Dining Room -	10' 4" x 17' 9"	(3.15m x 5.41m)
Kitchen -	14' 7" x 13' 6"	(4.44m x 4.11m)
Shower Room -	9' 8" x 3' 6"	(2.94m x 1.07m)
Bedroom One -	11' 9" x 10' 4"	(3.58m x 3.15m)
Bedroom Two -	12' 0" x 10' 4"	(3.65m x 3.15m)
Bedroom Three -	8' 4" x 8' 1"	(2.54m x 2.46m)
Bathroom -	5' 9" x 8' 7"	(1.75m x 2.61m)
Garage -	8' 8" x 11' 5"	(2.64m x 3.48m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage







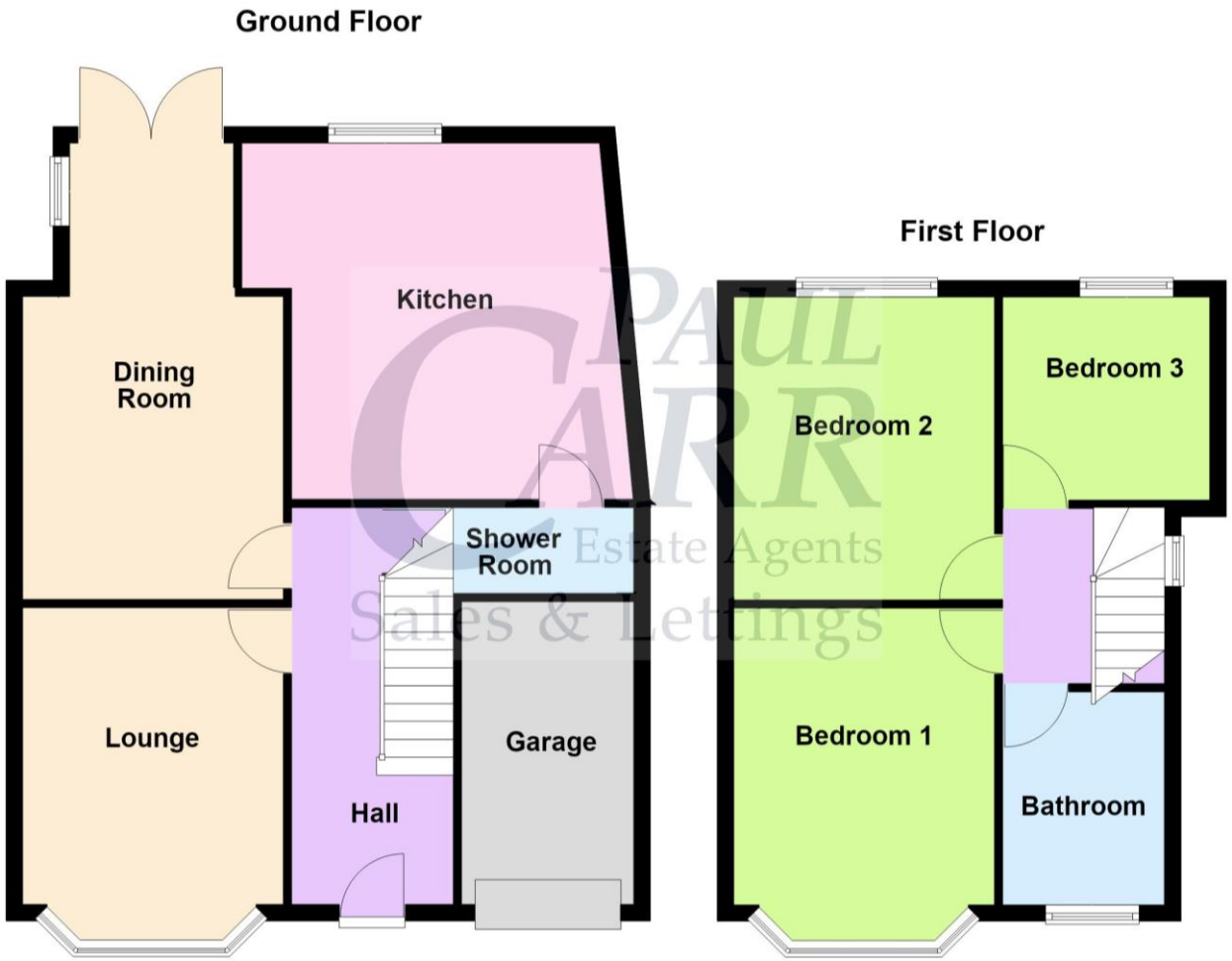




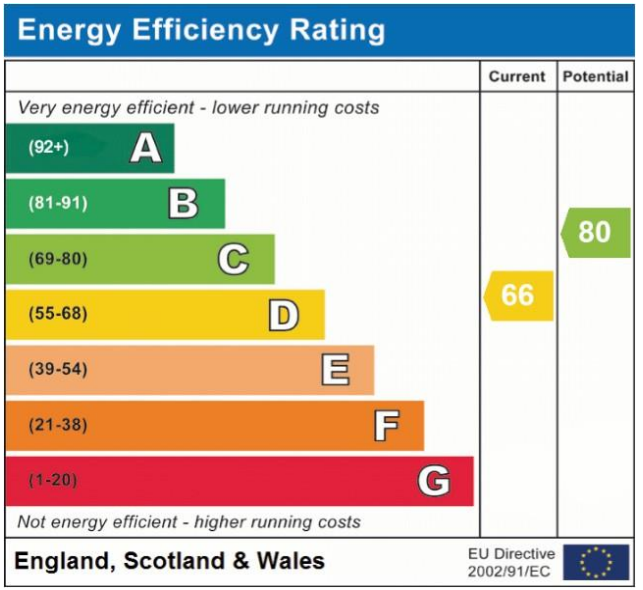


Floor Plan

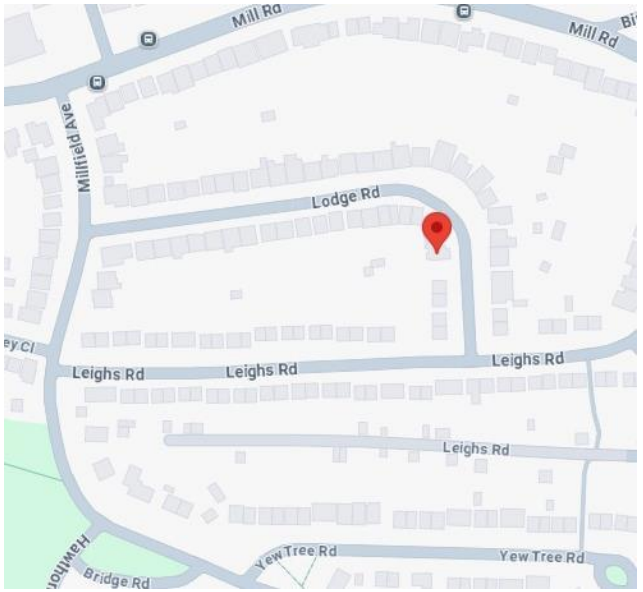
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

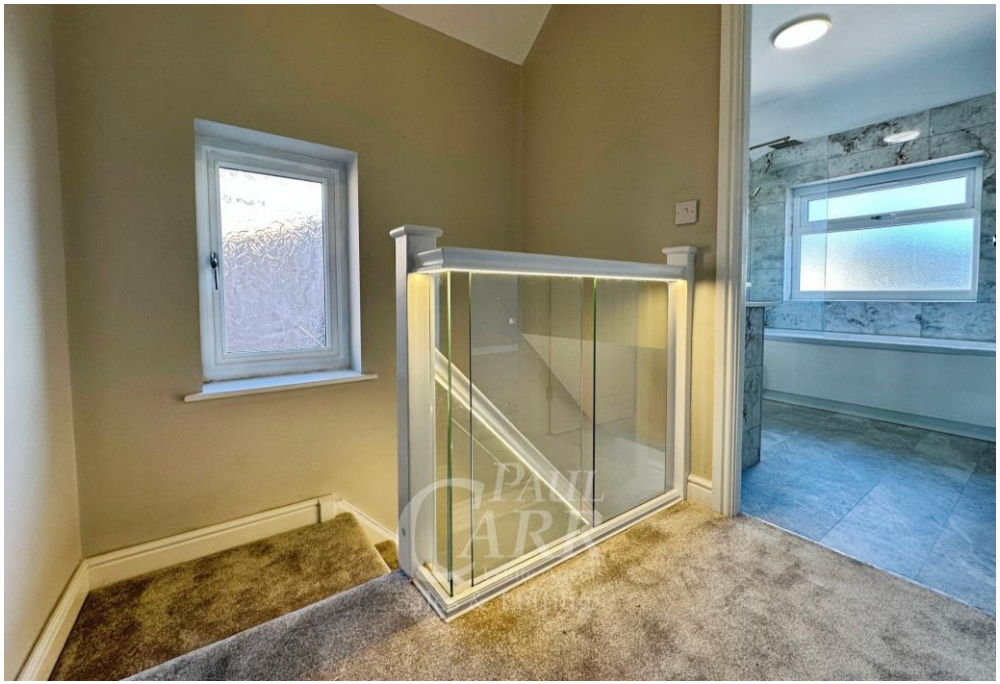


Map Location



















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