

Connells

Station Road
Pelsall Walsall

Station Road
Pelsall Walsall WS3 4BQ

for sale offers over
£290,000







Property Description

Benefiting from no upward chain, viewing is highly recommended to appreciate this deceptively spacious three bedroom semi-detached family residence, Nestled in the heart of Pelsall Village the property is conveniently positioned for local schools, amenities, scenic canal walks and in brief comprises of two reception rooms, kitchen, conservatory, store room, first floor shower room, driveway, enclosed rear garden, garage and car port.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A wooden front door opening into:

Entrance Hall

Having under stairs storage cupboard, radiator and doors to:

Living Room

Having a double glazed window to the front, stairs rising to first floor, feature fireplace and radiator.

Dining Room

Having double glazed french doors to rear garden and radiator.

Fitted Breakfast Kitchen

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer with mixer taps, integrated oven and hob with cooker hood over, plumbing for washing machine, breakfast bar and spot lights.

Conservatory

Having double glazed sliding door to rear garden, complementary floor tiles and radiator.

First Floor

Landing

Having a double glazed window to the side, storage cupboard housing boiler and radiator, loft access, radiator and doors to:

Bedroom One

Having a double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

Having a double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Three

Having a double glazed window to the front and radiator.

Shower Room

Having a double glazed window to the rear, shower cubicle, low level w.c, hand wash basin, complementary tiling, heated towel rail and spot lights.

Outside

To the front of the property is a driveway providing off road parking.

To the rear of the property is well maintained lawned garden with panel fencing, slabbed patio area and outdoor tap.

Garage

Having electric up and over door, electric and gas meter, lights and power points.

Store Room

Having two double glazed windows to the side and wooden double gate.



















Total floor area 130.8 m² (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318863

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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