



Foundry Lane, Pelsall
Walsall, WS3 4QH

£180,000

Pelsall

£180,000



Situated on Foundry Lane in Pelsall and offered for sale with no onward chain, this two-bedroom end-terraced property enjoys attractive views over open fields to the front. With off-road parking, well-proportioned accommodation and excellent potential for modernisation, the property provides an appealing opportunity for first-time buyers, downsizers or investors.

The ground floor begins with an entrance hall leading into a spacious front lounge, featuring a bay window, exposed ceiling beams and a brick fireplace. To the rear is a generous kitchen and dining room fitted with a range of cabinets, integrated cooking appliances and space for further appliances. French doors provide access to the rear garden, while a useful ground-floor storage cupboard completes this level.

Upstairs, the landing leads to two well-proportioned bedrooms, with the main bedroom benefiting from fitted storage. The accommodation is completed by a first-floor shower room with a walk-in enclosure, wash basin and WC.

Outside, the property has a lawned frontage and a driveway providing off-road parking. The mature rear garden offers a lawn, established trees, shrubs and hedging, providing a private outdoor space with considerable potential.

Early viewing is recommended to appreciate the position, outlook and possibilities this no-chain home has to offer.





Property Specification

NO ONWARD CHAIN
VIEWS OVER OPEN FIELDS TO THE FRONT
TWO-BEDROOM END-TERRACED PROPERTY
DRIVEWAY AND MATURE REAR GARDEN
KITCHEN/ DINER

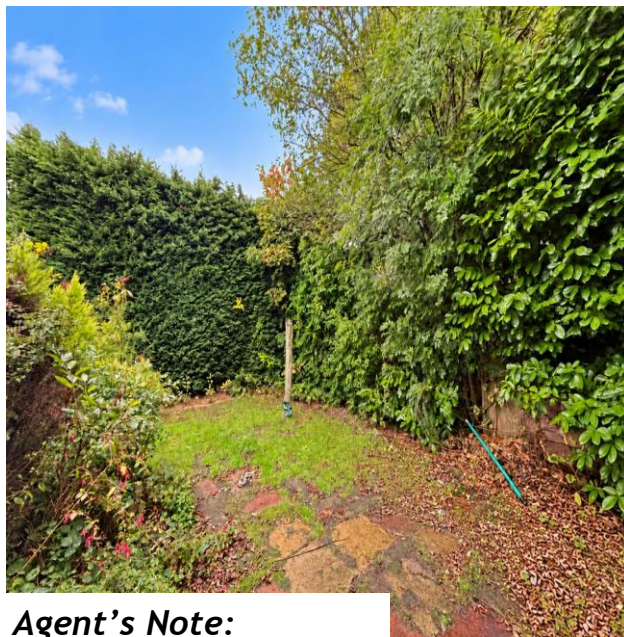
Lounge 9' 6" x 13' 3" (2.89m x 4.04m)

Kitchen/Diner 8' 4" x 13' 3" (2.54m x 4.04m)

Bedroom 1 9' 5" x 13' 4" into recess (2.87m x 4.06m)

Bedroom 2 8' 5" x 6' 7" plus recess (2.56m x 2.01m)

Shower Room



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:

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 £40 + VAT (£48 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.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

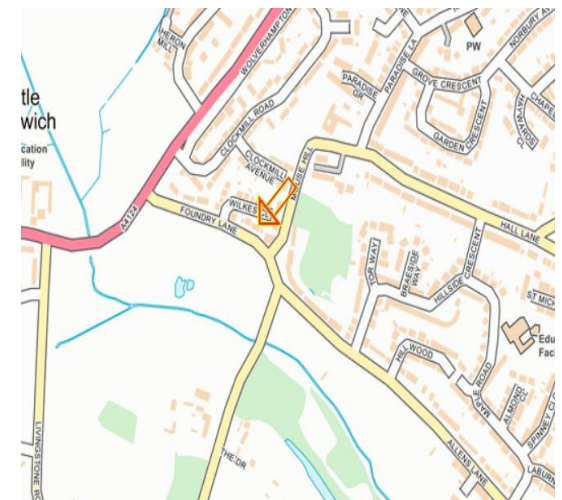
Floor Plan

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

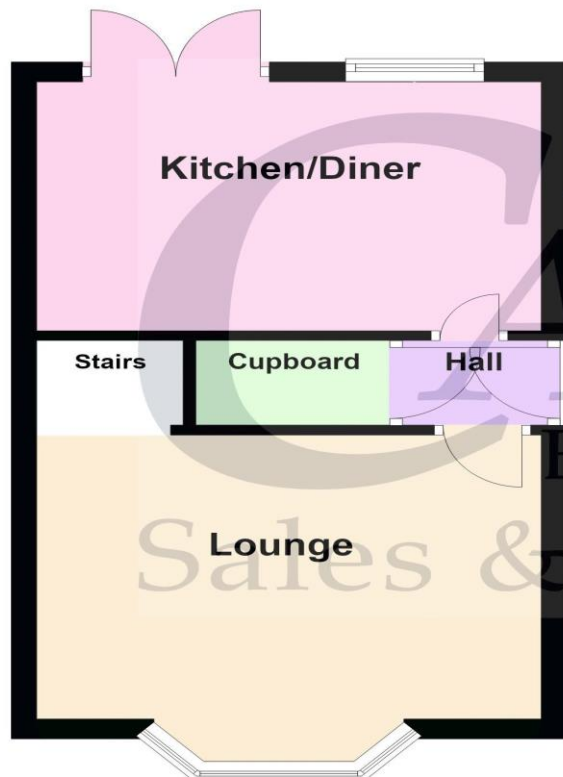
Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



Ground Floor



First Floor



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Plan produced using PlanUp.