PAUL CARR Estate Agents Sales & Lettings

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47 Hillside Crescent, Pelsall, Walsall, WS3 4JL

£280,000

Paul Carr Estate Agents are delighted to bring to market this well-presented semi-detached bungalow situated in the popular residential area of Pelsall. Set back from the road, the property benefits from a generous block-paved driveway leading to a garage, providing ample off-road parking.

Inside, a comfortable reception room overlooks the front, with space for both lounge and dining furniture and links well with the adjoining kitchen. The kitchen features fitted units, integrated oven and hob, practical worktop space and room for a breakfast table, with a door opening to the sunroom, which overlooks the rear garden. There are two bedrooms, the larger of which is a generous double featuring built in storage, and a refitted bathroom with contemporary tiling, white suite and shower-over-bath.

To the rear is a neatly maintained garden, mainly laid to lawn with patio terraces, offering clear zones for outdoor dining and relaxation and creating a perfect environment for entertaining guests. The garden is enclosed with fencing and hedging, giving a good degree of privacy, and includes access to the garage.

Pelsall village centre is within easy reach, offering everyday amenities, cafés and independent shops around Pelsall Common. The area is served by several primary and secondary schools within a short drive. Regular bus services connect to Walsall, Bloxwich and Brownhills, with Walsall station providing rail links to Birmingham in around 20 minutes and Wolverhampton in approximately 25 minutes. Road links via the A34 and A461 give convenient access to the wider West Midlands motorway network.

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: 18th September 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:

Hall -	3.53m (11'7") x 2.00m (6'7")
Living Room -	6.40m (21') x 3.56m (11'8") max
Breakfast Kitchen -	3.66m (12') x 2.61m (8'7")
Sunroom -	3.11m (10'2") x 1.51m (4'11")
Bedroom 1 -	3.66m (12') x 3.00m (9'10")
Bedroom 2 -	2.78m (9'1") x 2.68m (8'10")
Bathroom -	1.95m (6'5") x 1.73m (5'8")
Garage -	4.86m (15'11") x 2.44m (8'0")

Viewer's Note:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage







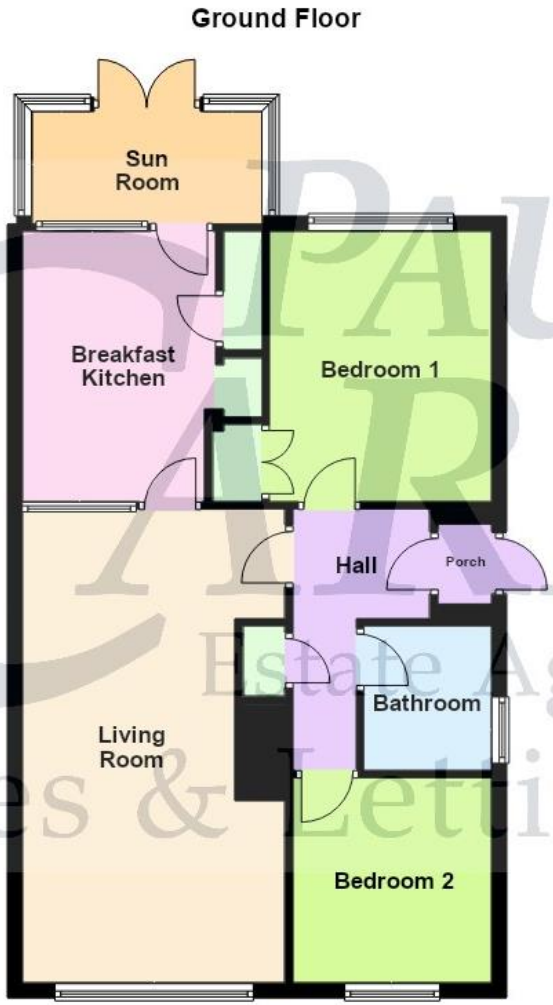






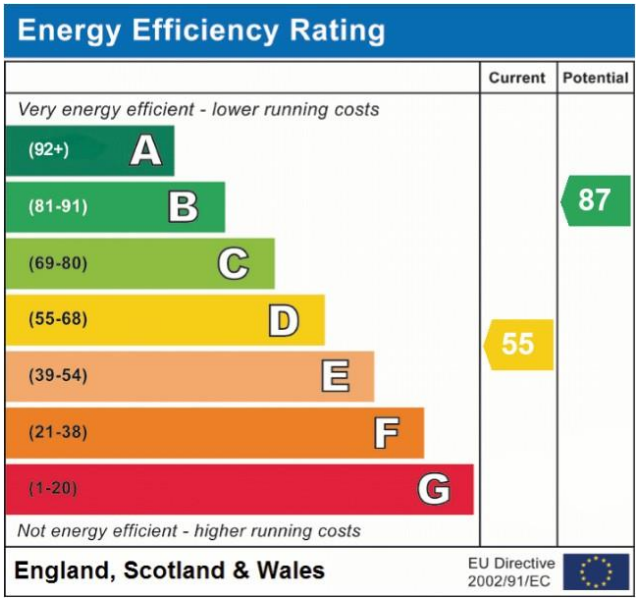
Floor Plan

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



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Energy Performance Rating



Map Location













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