



Canterbury Close, Pelsall



5



1



1

Offers in excess of £315,000



Key Features

- Semi detached family home
- Five bedrooms
- Family bathroom and downstairs w.c
- Modern fitted Kitchen
- Separate Utility
- Driveway
- EPC rating TBC
- Freehold





****FIVE BEDROOM SEMI DETACHED FAMILY HOME**** Located in Pelsall, with its surrounding countryside and canals, ideal for outdoor and nature lovers. The Pelsall area has a traditional village centre with eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. It is a hit with both commuters and families alike.

This semi detached family home is ideal for families and consists of; large driveway and garage, porch entrance, hallway, open plan lounge/diner, kitchen, separate utility and conservatory. On the first floor there are five bedrooms and a family shower room.

Tenure: Freehold

EPC: TBC

Council tax band: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Having block paved driveway giving access to the garage and porch entrance.

Lounge/Diner

Large open plan lounge and diner having bay window to the front allowing in plenty of natural light and patio doors to the rear giving access to the conservatory.

Kitchen

Modern fitted Kitchen with matching wall and base units and integrated oven, hob and extractor and a fridge/freezer.

Utility

Utility area having plumbing for one appliance. There is access to the rear garden and separate w.c.



Bedroom one

Double bedroom positioned at the front of the property with built in wardrobes.

Bedroom two

Double bedroom positioned at the rear of the property with built in wardrobes.

Bedroom three

Single bedroom positioned at the front of the property.

Bedroom four

Bedroom positioned at the front of the property with built in wardrobes.

Bedroom five

Bedroom positioned at the rear of the property over looking the garden.

Shower room

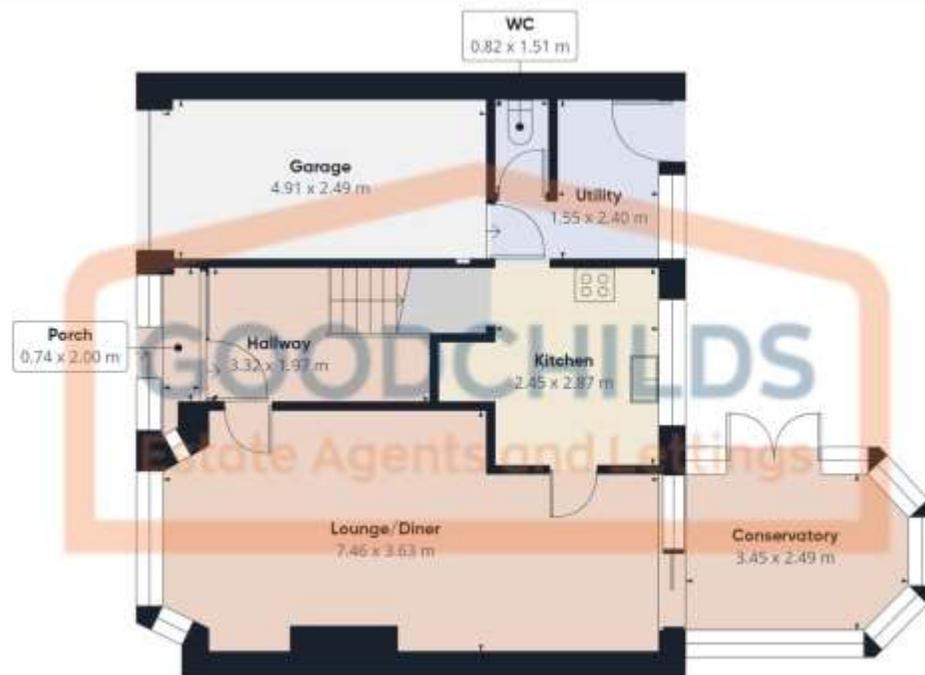
Fully tiled shower room having large walk in cubicle with electric shower, vanity basin and w.c.

Rear garden

Enclosed rear garden having large patio area and raised lawn.

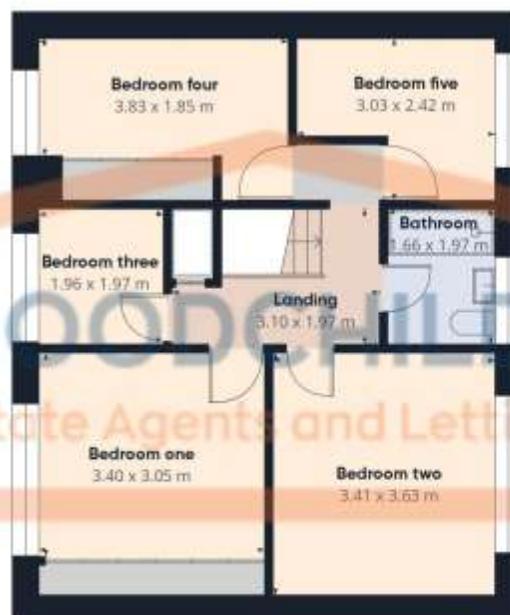






Ground floor

Approximate total area¹
122.1 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IP3 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.

