



56 Westway, Pelsall,
Walsall, WS4 1DH

£349,950

Ground Floor:

The welcoming hallway provides access to the main living accommodation, featuring two ceiling light points, radiator, stairs rising to the first floor, useful understairs storage cupboard and doors leading off. The impressive lounge offers a generous main reception space with two ceiling light points, two radiators, a front-facing double glazed window and double glazed French-style doors opening through to the dining area. The spacious kitchen/diner provides an excellent open-plan style family and entertaining space, fitted with a range of wall and base cupboard units, three ceiling light points, two rear-facing double glazed windows and French-style doors opening directly onto the garden. The kitchen is further equipped with a four-ring electric hob, oven, one-and-a-half bowl sink with drainer and mixer tap, space for an American-style fridge freezer and two radiators, with a door leading through to the utility room. The useful utility room benefits from a rear-facing double glazed window, loft hatch, range of wall and base cupboard units, two ceiling light points, sink with drainer and mixer tap, radiator, five-ring gas hob and cooker, together with plumbing for washing machine and dryer. There is also a door leading to the garden and access through to the garage. A ground floor shower room completes the accommodation, fitted with a shower cubicle with shower over, low flush WC, wash hand basin and heated chrome towel rail, together with downlighters and extractor fan.

First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom, together with a ceiling light point, radiator, loft hatch and obscure side-facing double glazed window. Bedroom one is a generous double bedroom featuring fitted wardrobes, radiator, ceiling light point and attractive front-facing double glazed bay window. Bedroom two is another well-proportioned bedroom with fitted wardrobes, radiator, ceiling light point and rear-facing double glazed window. Bedroom three benefits from a front-facing double glazed window, radiator and ceiling light point. The family bathroom is fitted with a bath, separate shower cubicle with shower over, low flush WC and wash hand basin, together with downlighters, heated chrome towel rail and obscure rear-facing double glazed window.

Outside:

The property is approached via a generous block-paved driveway providing ample off-road parking and access to the garage. The front garden is attractively landscaped with established shrubs and planting, creating a pleasant approach to the property. The extensive rear garden is a particular feature, offering an excellent degree of privacy and being beautifully established with large areas of well-maintained lawn, mature borders, established shrubs and a variety of trees. A charming curved paved pathway winds through the garden, connecting the property to the far end and creating an attractive focal point, while paved seating and patio areas provide excellent spaces for outdoor dining and entertaining. The garden offers a wonderful combination of open lawn and mature planting, making it both an attractive and versatile outside space.

The property also benefits from solar panels to the roof and a useful garage providing additional storage and parking.

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: 5th October 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.



Measurements:

Entrance Hallway

Lounge -	12' 4" x 24' 0"	(3.76m x 7.31m)
Kitchen/Diner -	18' 2" x 22' 6"	(5.53m x 6.85m)
Utility Room -	5' 0" x 18' 0"	(1.52m x 5.48m)
Shower Room -	4' 2" x 7' 4"	(1.27m x 2.23m)
Bedroom One -	11' 9" x 11' 0"	(3.58m x 3.35m)
Bedroom Two -	11' 5" x 10' 6"	(3.48m x 3.20m)
Bedroom Three -	7' 5" x 7' 3"	(2.26m x 2.21m)
Family Bathroom -	7' 5" x 8' 4"	(2.26m x 2.54m)
Garage -	15' 3" x 8' 5"	(4.64m x 2.56m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

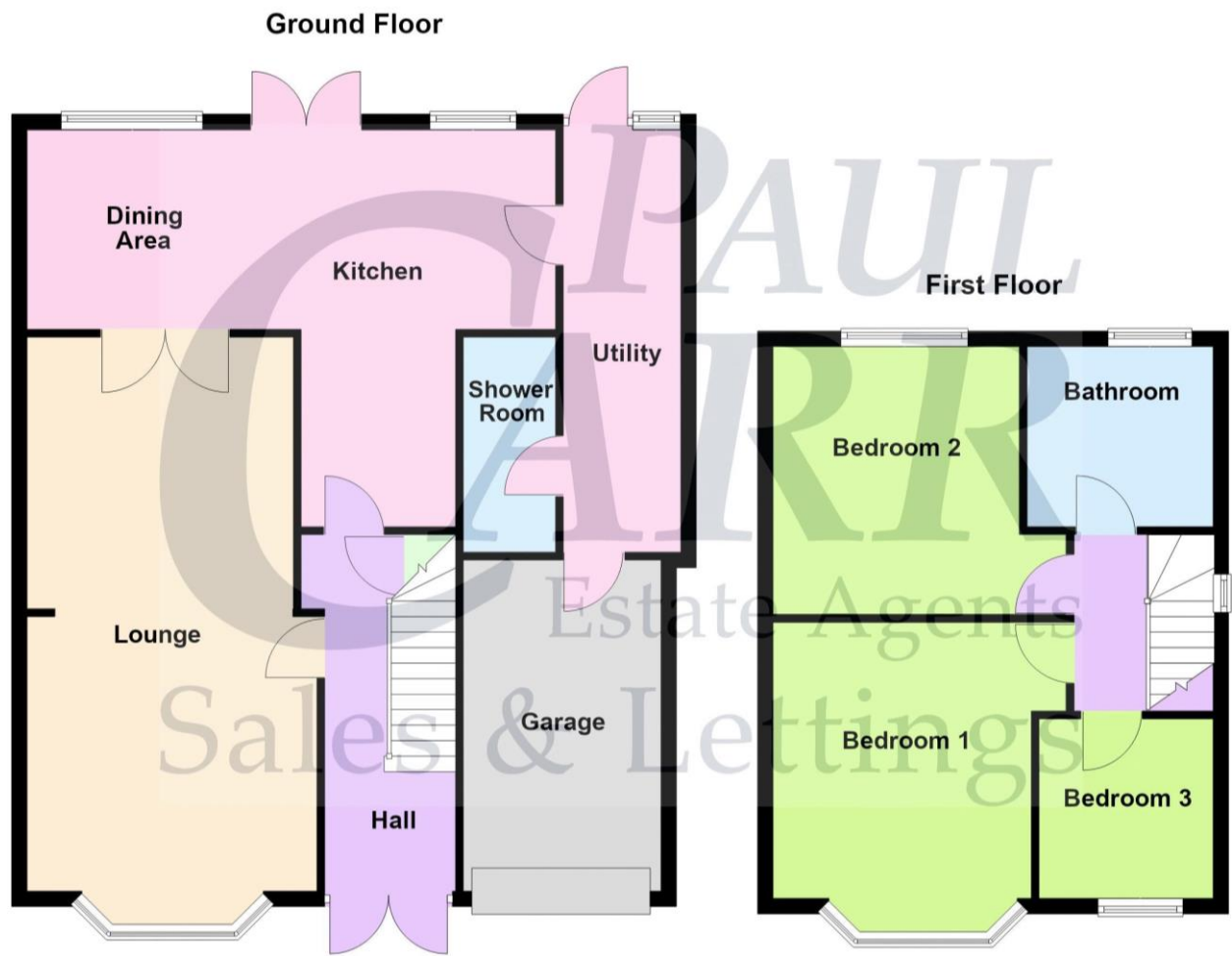
Connected Services: Gas water, electric & drainage





Floor Plan

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



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

