



60 Fordbrook Lane, Pelsall, WS3 4BN
£300,000

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 1
EPC Rating: D
Council Tax Band: C

Please Quote Ref; JK1493

A characterful three-bedroom home with stunning countryside views to the rear – welcome to 60 Fordbrook Lane.

Perfectly suited to first-time buyers and young families, this charming home enjoys a sought-after position on Fordbrook Lane in Pelsall, Walsall. The property is conveniently located within easy reach of highly regarded local schools, picturesque walking routes, beautiful parks, Pelsall village and excellent transport links to nearby Aldridge, Walsall and beyond.

From the moment you arrive, the property makes an excellent first impression. Attractive kerb appeal is complemented by a generous driveway providing ample off-road parking. Stepping inside, you're welcomed by a characterful entrance hall, enhanced by a beautiful stained-glass front door, which leads through to a bright and inviting open-plan living space. A stunning stained-glass bay window and an elegant feature fireplace create a warm and welcoming atmosphere.

The living area flows seamlessly into the spacious kitchen/dining room, creating the perfect setting for both everyday family life and entertaining guests. This sociable space benefits from a second feature fireplace and opens into a conservatory overlooking the rear garden. The ground floor also offers a practical WC and utility area, leading into a semi-converted tandem garage that has previously been used as a spacious playroom and private home office, complete with its own separate front entrance and rear exit. This versatile space offers fantastic potential to suit a wide range of lifestyles and requirements.

Upstairs, the landing gives access to three family bedrooms. The principal bedroom enjoys a charming bay window, while bedrooms one and two both retain beautiful original feature fireplaces, adding further character to the home. Completing the first floor is a tastefully presented family bathroom, thoughtfully designed to complement the property's period charm.

Outside, the generous rear garden is undoubtedly one of the home's standout features. Backing directly onto open countryside, it enjoys breathtaking views across rolling fields and the tranquil Ford Brook, creating a peaceful setting that's perfect for relaxing, entertaining or simply enjoying the changing seasons.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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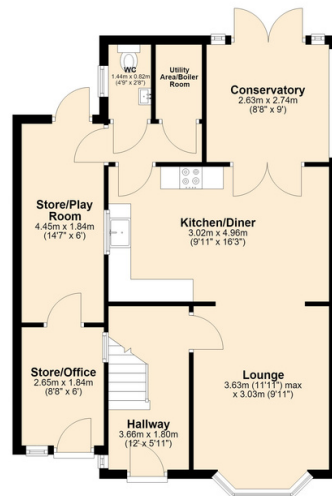
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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.

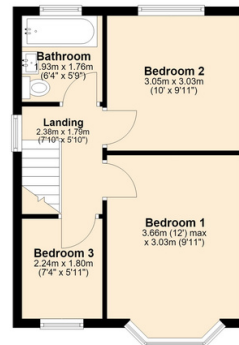




Ground Floor



First Floor



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)









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