PAUL CARR Estate Agents Sales & Lettings

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11 Copse Crescent, Pelsall, Walsall, WS3 4DY

Offers in the Region Of £225,000

Ground Floor:

The property is entered via the hallway, providing access to the principal reception rooms and staircase leading to the first floor. The lounge features a gas fireplace and double glazed window to the front elevation, with a connecting door leading through to the dining room. The dining room offers further reception space, with a double glazed window overlooking the rear and access through to the kitchen. The kitchen is fitted with a range of wall and base units, incorporating a one and a half bowl sink with mixer tap, integrated dishwasher, fridge and freezer, four-ring gas hob and oven, together with plumbing for a washing machine. Further benefits include downlighters, understairs storage, two radiators, a rear-facing window and a door providing access to the garden. A separate guest WC completes the ground floor accommodation.

First Floor:

The first floor landing benefits from a built-in storage cupboard and provides access to three bedrooms, the family bathroom and a separate WC. Bedroom one is a well-proportioned double bedroom featuring fitted wardrobes and a double glazed window to the front elevation. Bedroom two also benefits from fitted wardrobes and a rear-facing double glazed window, whilst bedroom three offers built-in storage and a front-facing window. The family bathroom comprises a bath with shower over and vanity wash hand basin, alongside a radiator and obscure double glazed window. A separate WC, also benefiting from an obscure double glazed window, completes the first floor accommodation.

Outside:

To the front of the property is a block paved driveway providing off-road parking, alongside a decorative stone chipping area with established shrubbery. To the rear is a well-maintained garden featuring a paved patio area, lawn and a variety of mature shrubs and planted borders, creating an attractive outdoor space. The garden is enclosed by boundary fencing and walling and also benefits from a brick built store.

Under the terms of the Estate Agency Act 1979, Paul Carr Estate Agents disclose a personal interest in this property.

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: 11th November 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:

Hallway

Lounge -	15' 0" x 11' 4"	(4.57m x 3.45m)
Dining Room -	9' 3" x 16' 1"	(2.82m x 4.90m)
Kitchen -	17' 6" x 7' 8"	(5.33m x 2.34m)
Guest WC -	4' 9" x 2' 8"	(1.45m x 0.81m)
Bedroom One -	11' 2" x 12' 3"	(3.40m x 3.73m)
Bedroom Two -	11' 2" x 9' 4"	(3.40m x 2.84m)
Bedroom Three -	8' 3" x 8' 3"	(2.51m x 2.51m)
Bathroom -	5' 2" x 5' 4"	(1.57m x 1.62m)
WC -	2' 8" x 5' 4"	(0.81m x 1.62m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage







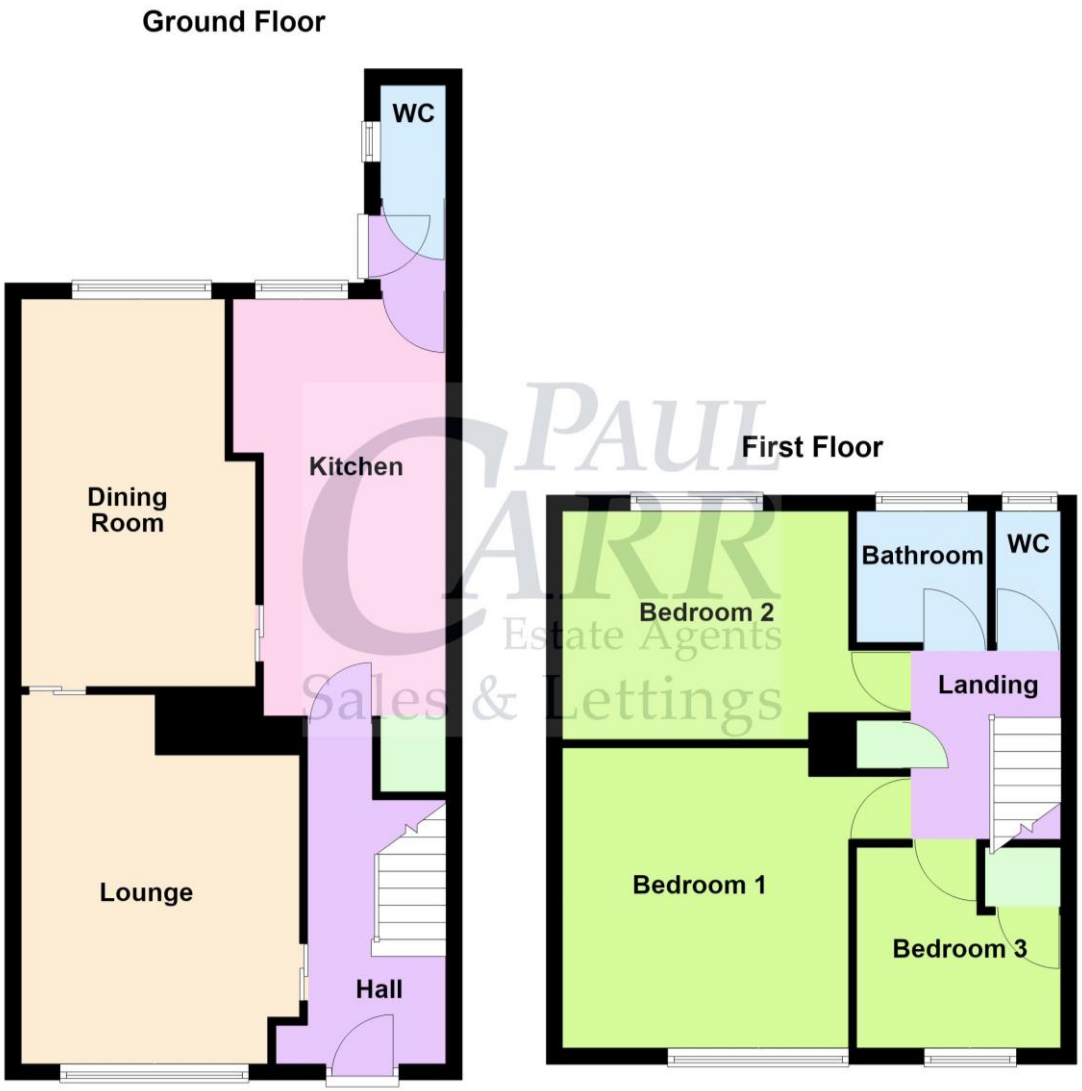






Floor Plan

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



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Energy Performance Rating

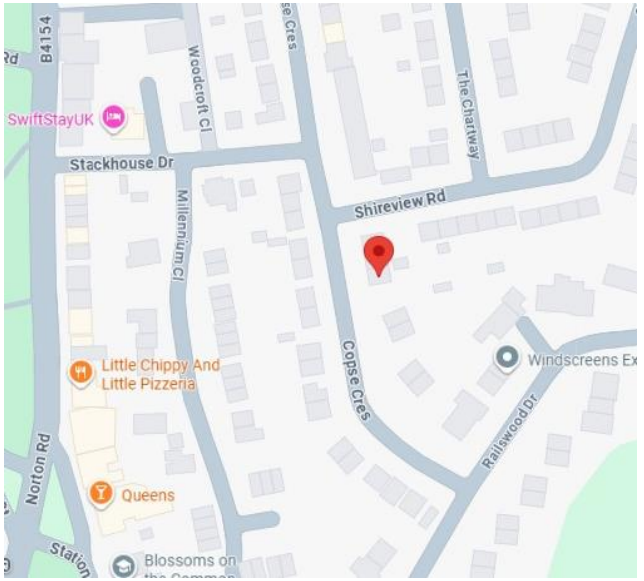
NEW

INSTRUCTION

AWAITING

EPC

Map Location



















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