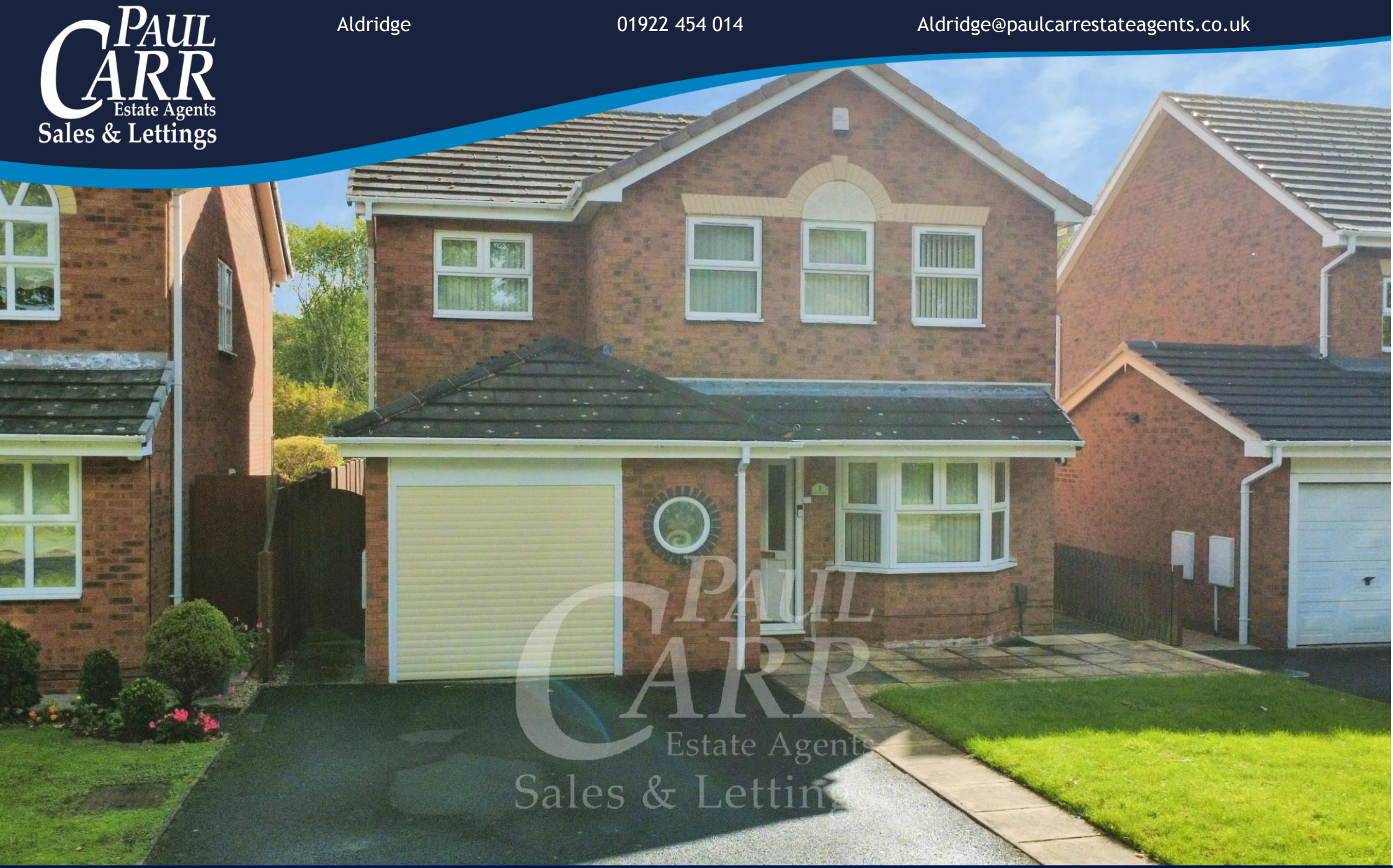
Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



1 Excelsior Grove, Pelsall, Walsall, WS3 4PX

Offers in the Region Of £385,000

Paul Carr Estate Agents are delighted to present to market this detached four bedroom house, set in a quiet Pelsall location, enjoying a tree-lined outlook to both the front and rear.

The property provides well-presented accommodation with two reception rooms, offering flexible living and dining space, together with a well-appointed breakfast kitchen. There are four excellent bedrooms, including an ensuite to the main bedroom, and a separate family bathroom. Outside, neatly maintained gardens, driveway parking and a garage complete the accommodation.

The house is situated in Pelsall, a popular residential area within Walsall. Pelsall village centre offers everyday amenities including local shops, cafés and pubs, with further facilities available in Walsall town centre. Nearby open spaces such as Pelsall Common and the Wyrley and Essington Canal provide opportunities for walking and outdoor recreation. Public transport links are accessible via bus services connecting Pelsall with Walsall, Bloxwich and surrounding areas. For rail travel, Walsall station offers services to Birmingham New Street in around 25–30 minutes, providing onward connections across the region and beyond. Road users benefit from access to the A34, A461 and wider West Midlands road network, linking to the M6 for commuting. Local primary and secondary schools are available within Pelsall and neighbouring areas of Walsall, making the location suitable for households seeking access to education alongside local amenities and green spaces. This detached house represents an appealing opportunity for buyers looking for a 4-bedroom home in a residential setting within reach of Walsall and Birmingham.

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: 3rd August 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 -	2.00m (6'7") x 0.77m (2'6")
Lounge -	4.47m (14'8") plus bay x 3.94m (12'11") max
Dining Room -	3.10m (10'2") plus bay x 2.69m (8'10")
Breakfast Kitchen -	4.13m (13'7") x 3.30m (10'10")
WC -	2.46m (8'1") x 2.00m (6'7")
Garage -	5.03m (16'6") x 2.43m (8')
Bedroom 1 -	3.91m (12'10") into wardrobes x 3.07m (10'1") to ensuite
En-suite -	2.17m (7'2") max x 1.80m (5'11") max
Bedroom 2 -	2.86m (9'4") x 2.83m (9'3") to wardrobe front
Bedroom 3 -	2.56m (8'5") x 2.40m (7'11")
Bedroom 4 -	2.95m (9'8") max x 2.40m (7'11")
Bathroom -	1.98m (6'6") x 1.90m (6'3")

Viewer's Notes:

Tenure: Freehold.

Council Tax Band: E

Services Connected: Gas, water, electric & drainage

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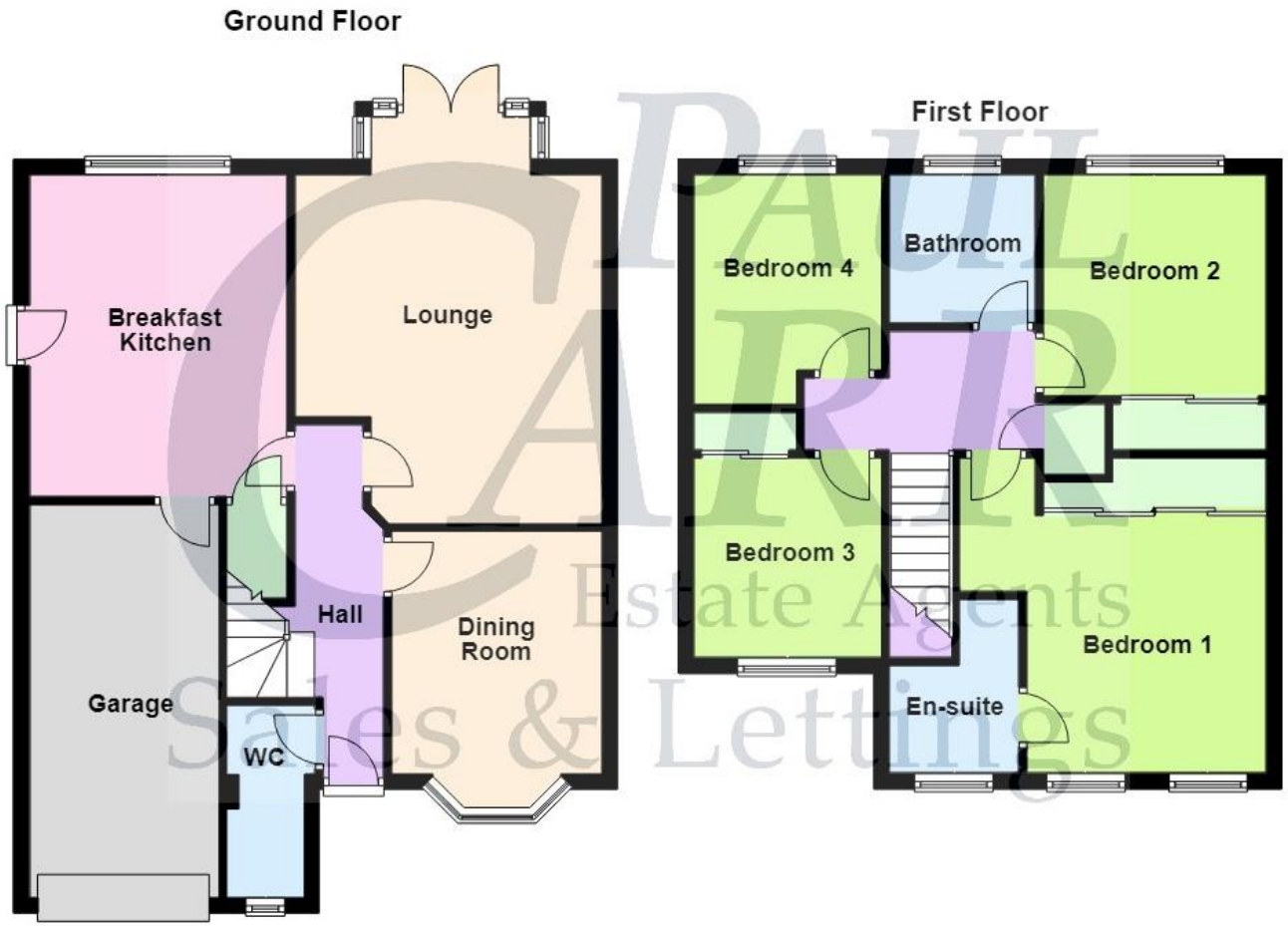
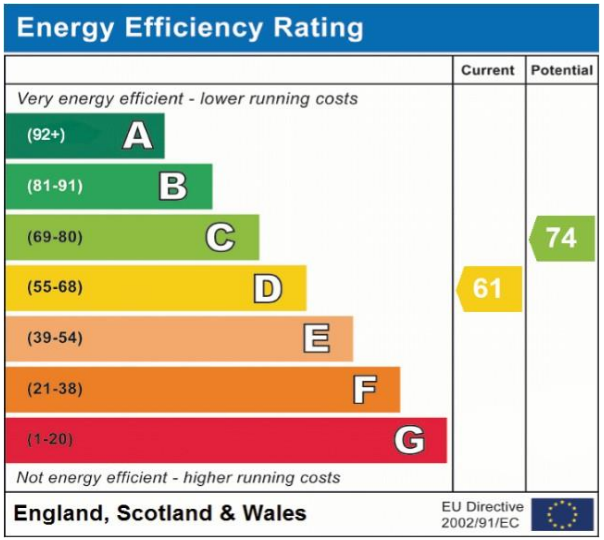
Floor Plan

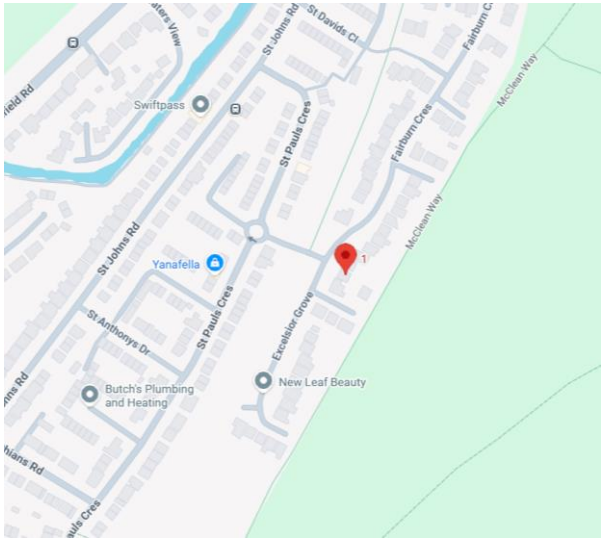
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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