Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

170 Allens Lane, Pelsall, Walsall, WS3 4JP

Offers in the Region Of £265,000

Paul Carr Estate Agents are delighted to present to market this superb three-bedroom semi-detached house, set in a popular Pelsall location, offering convenient access to local amenities, schools and public transport links and offered for sale with no onward chain.

The ground floor features a through lounge / dining room with a bay window to the front, feature fireplace and patio doors opening onto the rear garden, providing a pleasant outlook to the front and a view over the rear garden. The well-appointed breakfast kitchen offers a range of fitted units, integrated oven and gas hob, fridge, freezer and dishwasher, along with a cupboard housing a washer dryer and a door leading directly to the rear garden.

On the first floor there are two double bedrooms and one single bedroom which are complemented by the well-equipped bathroom, which includes a WC, wash basin, bath and a separate shower cubicle.

Externally, the property benefits from driveway parking to the front, a single garage and an attractive rear garden with a tree-lined backdrop.

Pelsall village centre is within easy reach, providing shops, cafés and everyday services, while nearby schools serve families in the area. Pelsall Common and surrounding green spaces offer opportunities for walking and recreation. Buses from Pelsall connect to Walsall, Bloxwich and surrounding towns, with rail services available from nearby Walsall and Bloxwich stations, offering routes towards Birmingham and Wolverhampton.

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 July 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 -	4.51m (14'10") max x 1.71m (5'7")
Dining Area -	3.48m (11'5") x 2.94m (9'8")
Lounge Area -	3.31m (10'10") plus bay x 2.94m (9'8")
Breakfast Kitchen -	4.36m (14'4") max x 3.15m (10'4") max
Garage -	4.82m (15'10") x 2.55m (8'4") plus recess
Bedroom 1 -	3.48m (11'5") x 2.94m (9'8")
Bedroom 2 -	3.26m (10'8") x 2.73m (9') plus recess
Bedroom 3 -	2.02m (6'8") x 2.00m (6'7")
Bathroom -	2.36m (7'9") x 1.75m (5'9")

Viewers Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage

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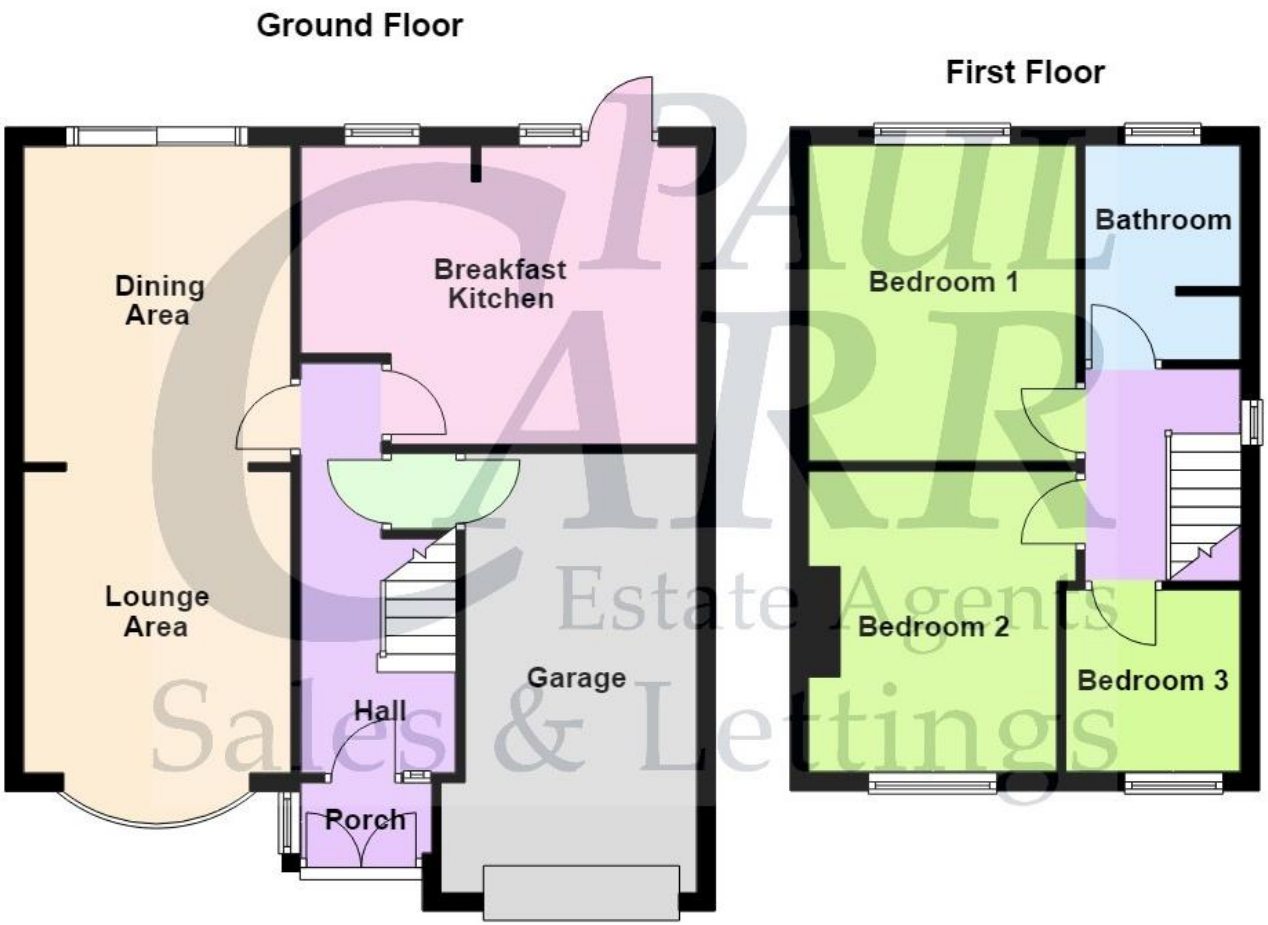
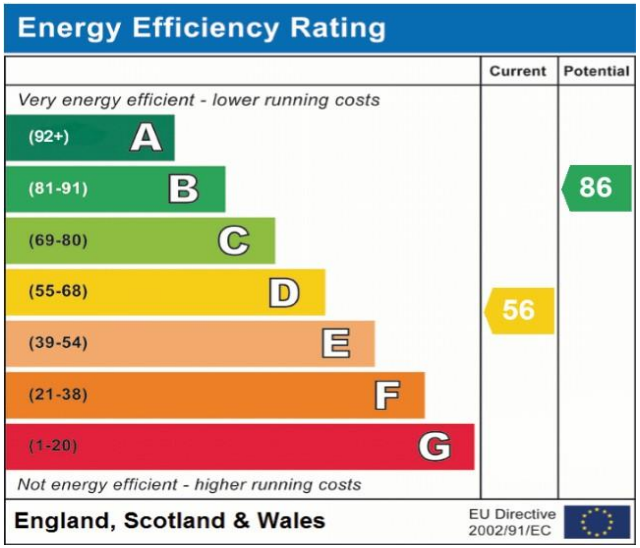
Floor Plan

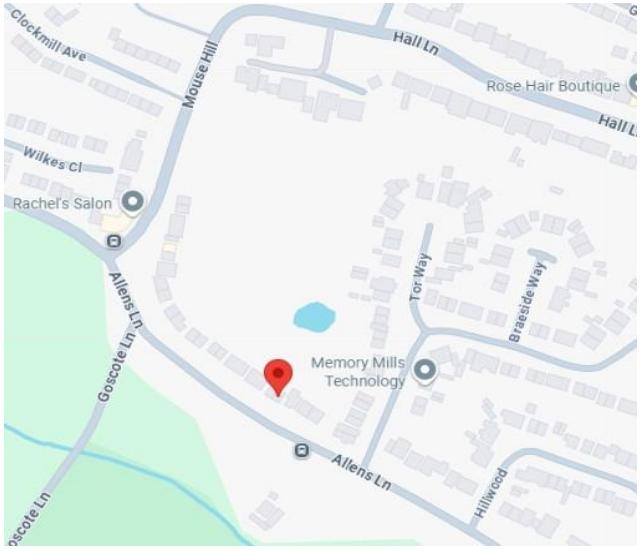
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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