



24 Lodge Road, Pelsall,  
Walsall, WS4 1DE

Offers in the Region Of £275,000

# Pelsall

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## Ground Floor

The property is entered via the porch, which features a ceiling light point and a door leading into the welcoming hallway. The hallway offers a ceiling light point, radiator, stairs rising to the first floor landing, and doors leading to the principal ground floor rooms.

The lounge is positioned to the front and benefits from a leaded double glazed bay window, ceiling light point, and radiator. To the rear, the dining room includes a gas fireplace, double glazed window, radiator, and ceiling light point, creating an ideal space for entertaining.

The kitchen is fitted with a range of wall and base cupboard units, incorporating a sink with drainer and mixer tap, ceiling light point, radiator, double glazed window to the rear, understairs storage cupboard, and a door leading through to the utility room. The utility provides plumbing for a washer and dryer, wall light point, storage cupboard, double glazed window to the rear, door to the garden, and internal access to the garage.

The garage is equipped with a ceiling light point and an up and over door to the front of the property.

## First Floor

The first floor landing is illuminated by a ceiling light point and features an obscure double glazed window to the side elevation, loft hatch access, and doors leading to all rooms.

Bedroom one is situated to the front and benefits from a leaded double glazed bay window, ceiling light point, and radiator. Bedroom two overlooks the rear and includes a double glazed window, ceiling light point, and radiator. Bedroom three, positioned to the front, also offers a double glazed window, ceiling light point, and radiator.

The bathroom comprises two obscure double glazed windows to the rear, low flush WC, vanity wash hand basin, shower cubicle with shower over, radiator, downlighters, and a cupboard housing the boiler.

## Exterior

Externally, the property features a slabbed driveway to the front leading to the garage, complemented by a boundary hedge and a well-kept front garden space. To the rear, there is a slabbed patio area leading to the garden, which benefits from established shrubbery and boundary fencing, creating a pleasant outdoor setting.





## Property Specification

Entrance Porch

Hallway

Lounge - 12' 0" x 10' 5" (3.65m x 3.17m)

Dining Room - 15' 4" x 10' 5" (4.67m x 3.17m)

Kitchen - 8' 4" x 8' 1" (2.54m x 2.46m)

Utility Room - 5' 8" x 9' 1" (1.73m x 2.77m)

Bedroom One - 14' 9" x 10' 5" (4.49m x 3.17m)

Bedroom Two - 12' 0" x 10' 5" (3.65m x 3.17m)

Bedroom Three - 6' 4" x 6' 6" (1.93m x 1.98m)

Shower Room - 8' 0" x 8' 3" (2.44m x 2.51m)

Garage - 15' 8" x 7' 6" (4.77m x 2.28m)

### 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:

**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 £40 + VAT (£48 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.

### Viewer's Note:

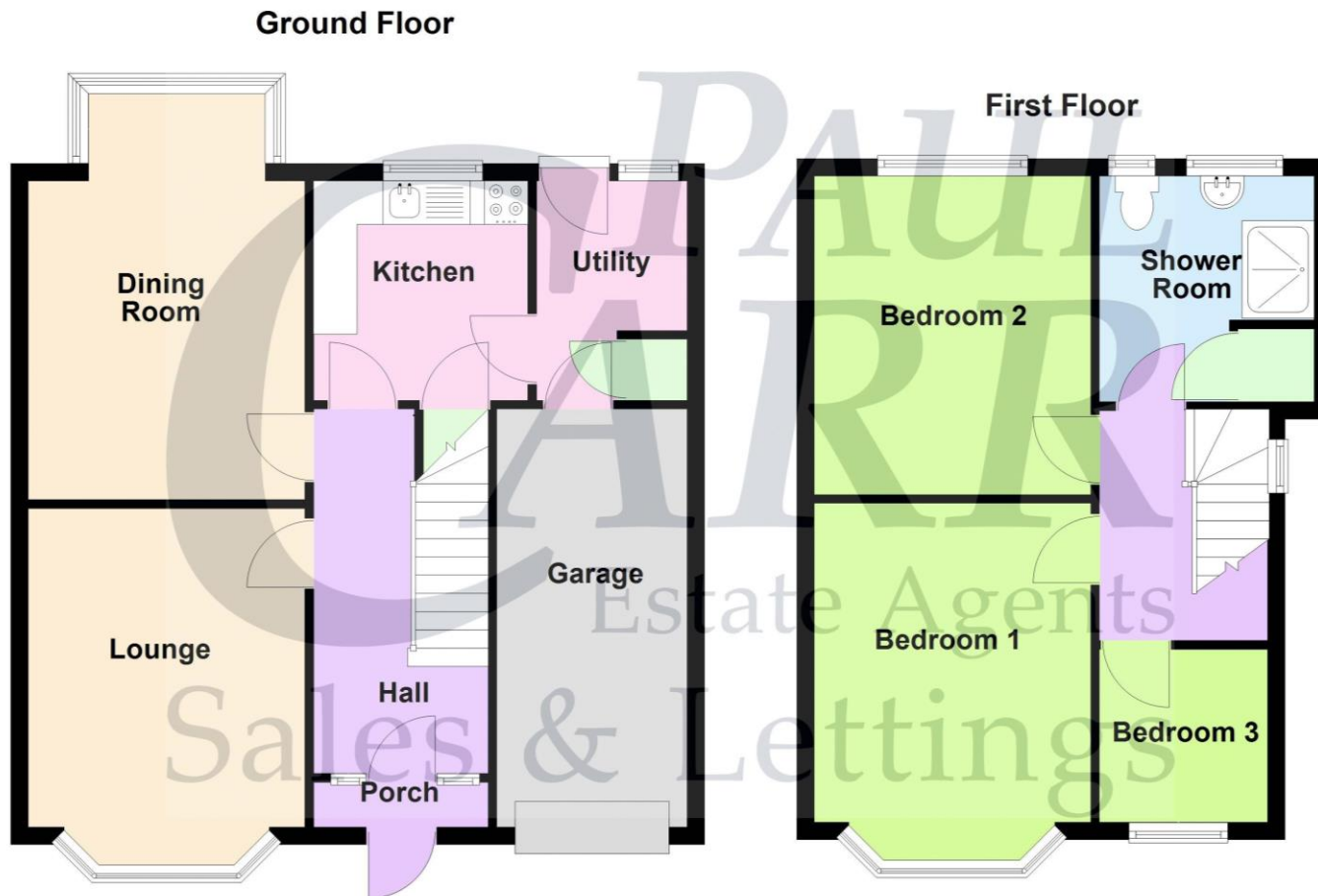
Services connected: Gas, water, electric & drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

