Aldridge | 01922 454 014 | Aldridge@paulcarrestateagents.co.uk

1 St. Michaels Close, Pelsall, Walsall, WS3 4JH

Offers in the Region Of £385,000

Pelsall

Offers in the Region Of £385,000

3 1 1

Paul Carr Estate Agents are delighted to present to market this three-bedroom detached house set in a popular cul-de-sac location in Pelsall, benefiting from nearby schools, local amenities, public transport links, and green spaces including Pelsall Common.

The ground floor features a well-appointed kitchen / diner with a five-ring gas hob with extractor over, double oven, microwave oven, fridge and dishwasher, as well as space for a dining table. The spacious, extended lounge enjoys a large window to the front, a log burner, and French windows opening directly onto the garden, providing a pleasant outlook and access to outdoor space.

Upstairs, there are three double bedrooms, including a generous main bedroom with built-in storage. The bathroom is fitted with a white suite comprising WC, wash basin and bath, along with built-in storage. An additional spa shower is located just off the landing, offering further convenience.

Externally, the property offers driveway parking to the front with electric up-and-over door to the large garage with a utility area and EV charging. The rear garden backs on to the school playing field and provides a pleasant space for relaxation or entertaining guests and features a large, timber built shed.

Pelsall provides a range of everyday amenities, cafés and local shops, with Pelsall Common and surrounding green spaces offering opportunities for walking and recreation. Nearby schools make this a practical setting for households needing access to education.

Public transport links are available via local bus routes connecting Pelsall with Walsall, Bloxwich and surrounding areas, with mainline rail services accessible from nearby Walsall station for routes toward Birmingham and beyond.

Property Specification

Hall

Living Room
7.74m (25'5") max x 4.24m (13'11") max

Kitchen Diner
5.34m (17'6") x 3.09m (10'2")

WC

Garage
6.98m (22'11") max x 4.28m (14'1") max

Landing

Bedroom 1
5.20m (17'1") x 3.05m (10')

Bedroom 2
3.76m (12'4") x 2.54m (8'4")

Bedroom 3
3.45m (11'4") x 2.42m (7'11")

Bathroom
2.54m (8'4") x 1.67m (5'6")

Spa Shower

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.

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.

Came on the market:

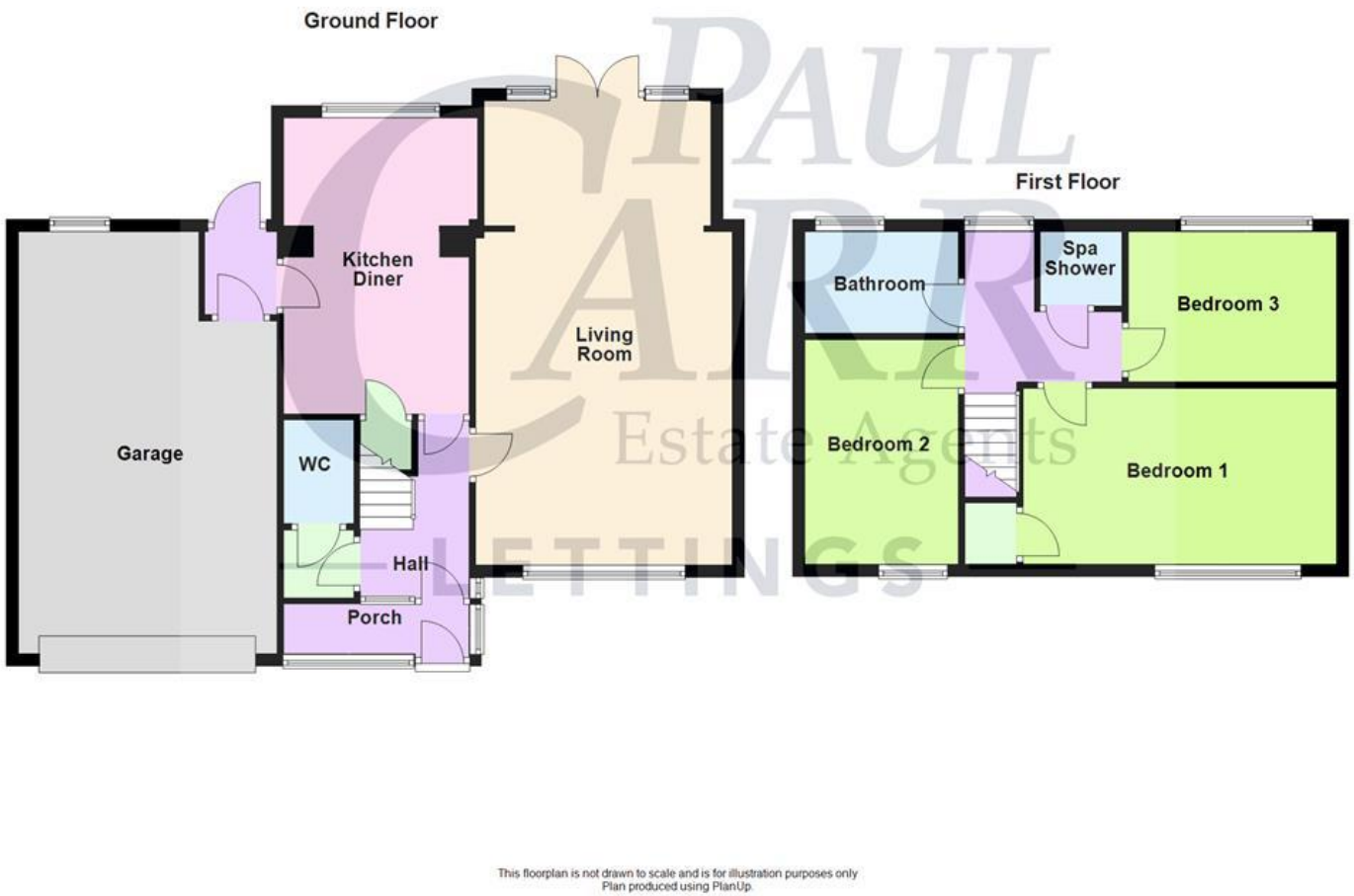
Viewer's Note

Services connected:	**Gas, electricity, water and drainage.**
Council tax band:	**E**
Tenure:	**Freehold**

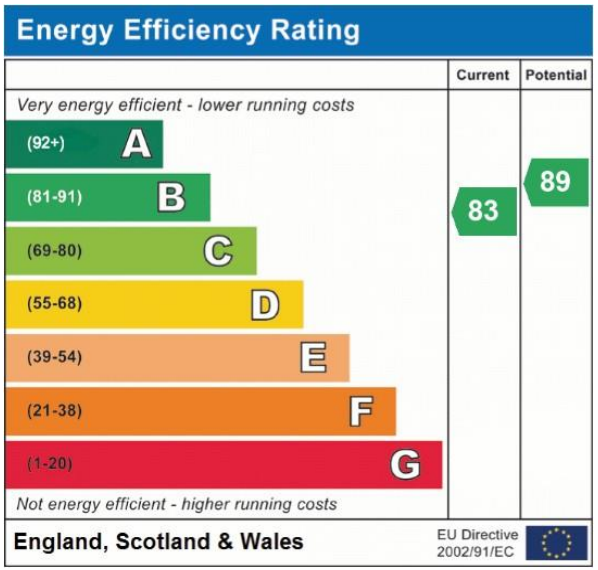
The property has solar panels fitted – further details available on request.

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
rightmove.co.uk The UK's number one property website
OnTheMarket.com
The Property Ombudsman