

Lovett & Co.
estate agents

Wolverhampton Road
Pelsall



Lovett&Co. Estate Agents are pleased to offer for sale this well maintained and spacious three bedroom semi-detached family home occupying a generous plot with ample parking to the front, as well large a substantial rear garden.

The much cherished family home briefly comprises: entrance hallway, front lounge, open-plan kitchen-diner, outside WC, landing, three well proportioned bedrooms and a family bathroom.

Externally, there is a private front driveway with shared access, which leads to the gated south facing rear garden featuring a large patio and lawn areas, perfect for families to enjoy, also gaining access to the oversized detached garage.

Other benefits include: UPVC double glazing and gas central heating throughout. There are also recently updated smart meters and electric consumer unit.

The property is situated in the popular village of Pelsall, enjoying a semi-rural setting whilst remaining conveniently close to an excellent range of local amenities including shops, supermarkets, pubs, restaurants and highly regarded schools. Pelsall Common and surrounding countryside provide wonderful opportunities for walking and outdoor recreation, whilst nearby road networks offer easy access to Walsall, Aldridge, Cannock and the wider West Midlands commuter routes.

RECEPTION HALL:

Composite entrance door, carpeted flooring, ceiling light point, radiator, stairs to the first floor





and door to the lounge.

LOUNGE:

12' 6" x 11' 11" (3.80m x 3.62m)

Laminate flooring, TV aerial & phone sockets, ceiling light points, radiator, under stairs cupboard, window to the front, door to the kitchen.

KITCHEN-DINER:

15' 11" x 11' 2" (4.85m x 3.40m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob, space and plumbing for all other white goods, wall tiling, tiled flooring, ceiling lights, windows to the side and rear, door to the garden.

OUTSIDE WC:

Low level WC and light point, with door to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

9' 8" x 12' 0" (2.95m x 3.65m)

Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

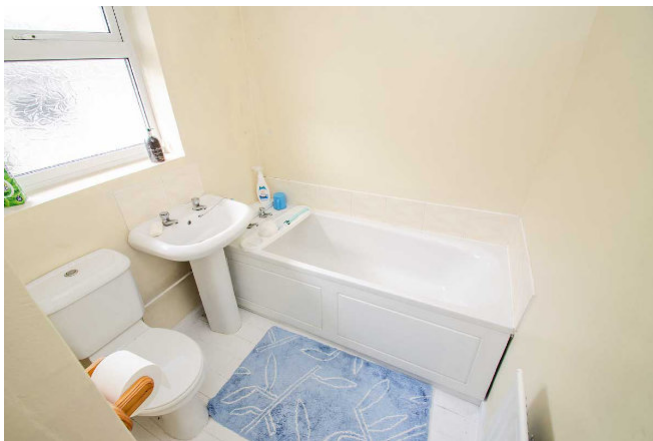
9' 1" x 11' 3" (2.76m x 3.44m)

Built in cupboard, wooden flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

6' 5" x 11' 0" (1.95m x 3.35m)

Carpeted flooring, ceiling light point, radiator and window to the side.



FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, wooden flooring, ceiling lights, radiator and window to side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only