PAUL CARR Estate Agents Sales & Lettings

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6 Priam Grove, Pelsall, Walsall, WS3 4PZ

£395,000

Priam Grove comes to the market offering an immaculate four-bedroom detached house set in a popular residential area within easy reach of Pelsall village.

The ground floor offers two bright reception rooms with neutral décor, modern flooring and large windows providing good natural light. One reception features a contemporary fireplace and makes an ideal main living room, while the second offers flexible use as a further sitting room, playroom or formal dining space. The well-presented kitchen includes integrated ovens, hob and extractor hood, with ample worktop and storage, plus a separate utility space. A ground-floor WC adds convenience.

Upstairs, the property provides four well-proportioned bedrooms, all finished in a clean, modern style with fitted or freestanding storage. There are two contemporary bathrooms, one with a bath and one with a shower enclosure, both featuring white sanitaryware and modern tiling.

Outside, a large driveway to the front provides generous off-road parking and access to the garage, which benefits from an electric door. To the rear is a good-sized garden with patio and lawn, offering plenty of space for outdoor dining and play.

Pelsall village centre is close by, with everyday amenities, cafés and pubs, and access to green spaces such as Pelsall Common and the Wyrley & Essington Canal walks. Buses from Pelsall and nearby Bloxwich provide routes into Walsall and Wolverhampton, while Walsall railway station offers services to Birmingham in around 20 minutes, making this a practical base for commuters.

The property is offered with no upward chain.

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: 24th September 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:

Porch	
Hallway	
Downstairs WC	
Sitting/Dining Room -	12' 2" max x 8' 10" (3.72m max x 2.69m)
Lounge -	17' 0" max into bay x 13' 0" max (5.18m max into bay x 3.95m max)
Fitted Kitchen -	13' 7" x 10' 10" (4.15m x 3.29m)
Utility Space	
Bedroom One -	13' 3" max into wardrobes x 12' 7" max (4.03m max into wardrobes x 3.84m max)
En-Suite Shower Room	
Bedroom Two -	11' 6" max x 9' 4" max (3.50m max x 2.85m max)
Bedroom Three -	8' 4" x 8' 0" (2.53m x 2.45m)
Bedroom Four -	7' 11" x 6' 3" (2.42m x 1.91m)
Family Bathroom	
Garage	

Viewer's Note:

Tenure: Freehold

Council Tax Band: E

Connected Services: Gas, water, electric & drainage







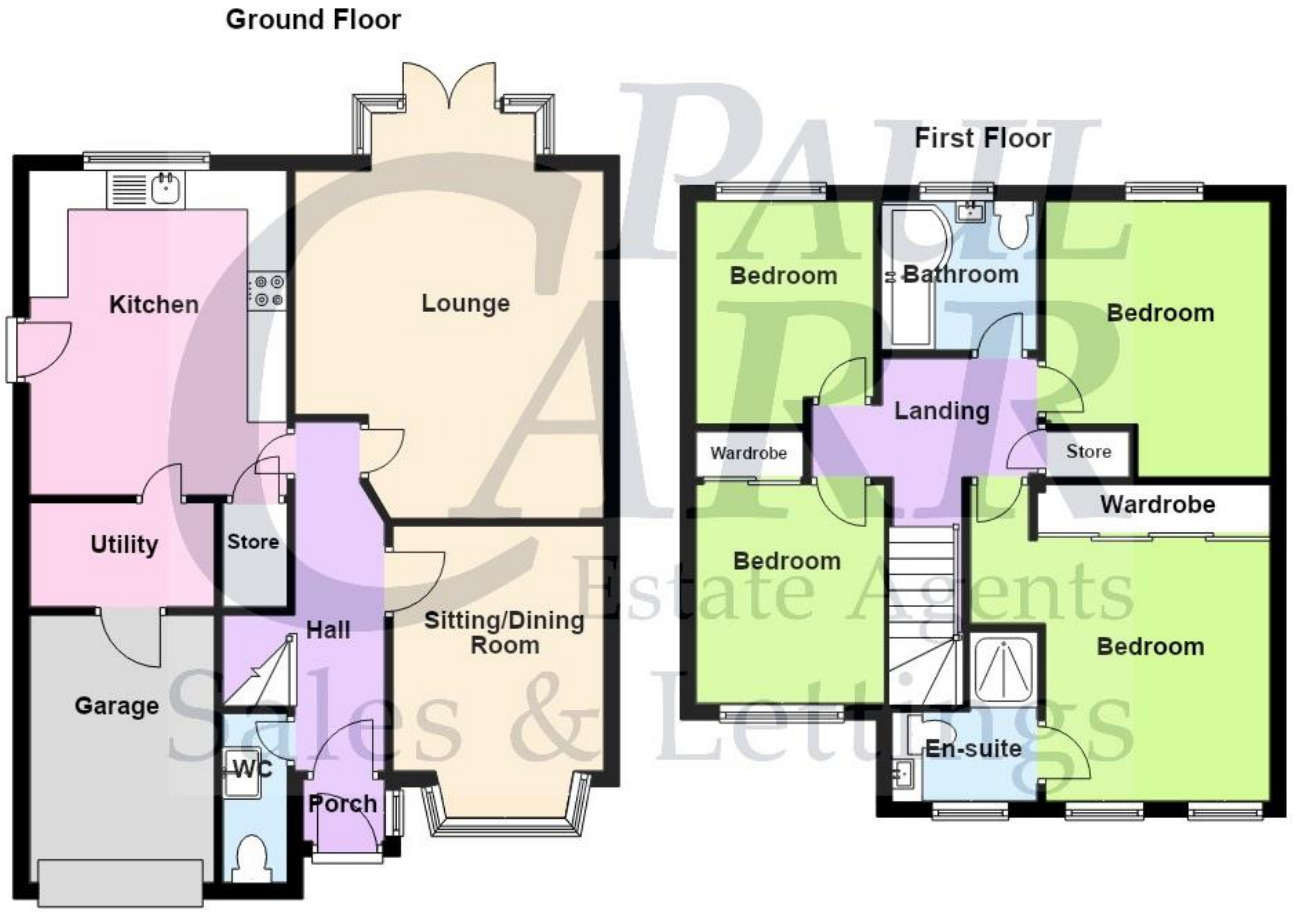




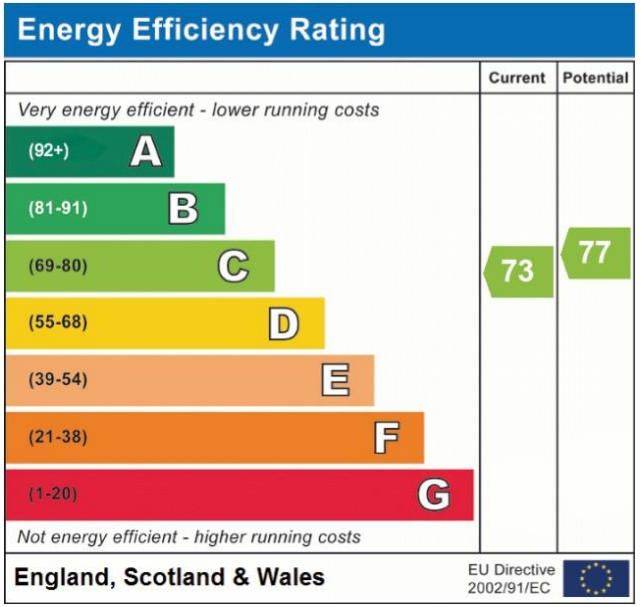


Floor Plan

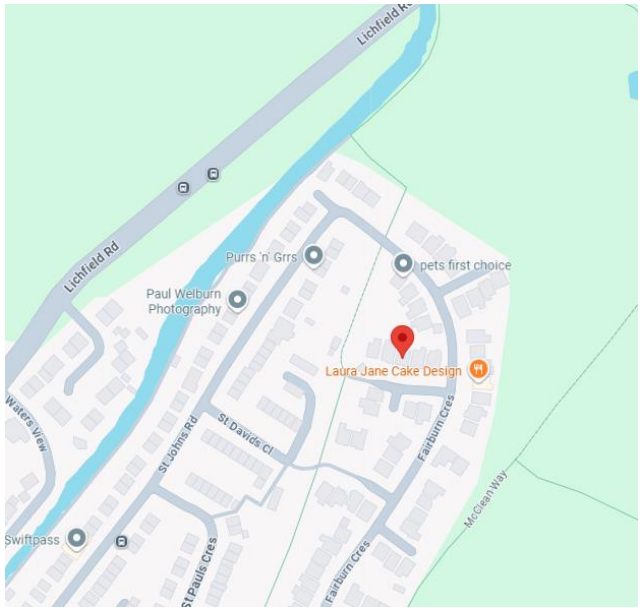
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



















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