



4 Oakleaf Gardens
Pelsall, WS3 4AT

Offers in the Region Of £975,000

Paul Carr Estate Agents are delighted to present to market this immaculately presented seven-bedroom detached house, located within an exclusive gated community close to Pelsall centre, with its abundance of amenities and pleasant green spaces, such as Pelsall Common, which provide excellent space for recreation and attractive walking routes. Offering notably spacious accommodation over three floors and having high end fixtures and fittings (including oak doors and staircases), it is well suited to larger households seeking substantial living space in a sought-after location.

The welcoming hallway, with guest WC off, features striking tiled flooring and leads to a spacious open-plan lounge / dining room enjoying an attractive bay window, garden views and three sets of French windows opening onto a generous wrap-around garden. A separate dual-aspect sitting room provides additional reception space. The comprehensively fitted kitchen features a stylish range of units with quartz worktops, twin Neff ovens, a 5-ring Neff gas hob, integrated dishwasher and American-style fridge / freezer. A utility room offers an additional sink and drainer, plumbing for a washing machine and space for a tumble dryer. There is under-floor heating to the ground floor.

On the first floor, the principal bedroom is a generous double with en-suite and French windows opening on to a balcony. A second double bedroom also offers an en-suite shower room and fitted wardrobes, while a third double is currently used as a dressing room with a range of fitted wardrobes. Two further double bedrooms are served by a beautifully presented family bathroom with free-standing bath, rainfall shower in a double walk-in cubicle, twin wash basins and WC. The second floor provides two additional double bedrooms, each with skylights, one with fitted wardrobes and a spacious cupboard with potential to become a further bathroom.

Externally, there is ample off-road parking, a detached double garage and a fabulous outdoor entertaining room, with power and lighting and currently fitted out with a bar area and featuring bi-fold and patio doors opening to the garden.

Pelsall village centre, with its local shops, cafés and amenities, is within easy reach, as are nearby schools. Public transport links towards Walsall and Wolverhampton are available via local bus services, with rail connections from Walsall station to Birmingham typically around 20-25 minutes by train.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is G

Services Connected: Gas, Water, Electric & Drainage

Viewings: Please call and make an appointment via our Aldridge Residential Sales Departments on 01922 454 014 or alternatively, email aldridge@paulcarrestateagents.co.uk

Agents 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.



Lounge 7.80m (25'7") plus bay x 5.14m (16'10")

Dining Area 4.95m (16'3") x 3.95m (13')

Sitting Room 4.98m (16'4") x 3.87m (12'8") max

Kitchen / Breakfast Room

5.79m (19') x 4.69m (15'5") max

Utility 2.80m (9'2") x 1.86m (6'1")

WC

First Floor Landing

Bedroom 1 6.52m (21'5") max x 5.22m (17'2") max

En-suite 1 2.78m (9'1") x 1.90m (6'3")

Bedroom 2 5.79m (19') max x 4.69m (15'5") max

En-suite 2 2.20m (7'3") x 1.74m (5'9")

Bedroom 3 / Dressing Room

3.95m (12'11") x 3.58m (11'9")

Bedroom 4 5.79m (19') x 2.86m (9'4")

Bedroom 5 3.87m (12'8") x 3.03m (9'11")

Bathroom 3.93m (12'11") x 2.30m (7'7")

Second Floor Landing

Bedroom 6 7.21m (23'8") x 3.39m (11'1")

Bedroom 7 5.20m (17'1") x 3.36m (11')

Cupboard / Potential Bathroom

3.11m (10'2") x 2.00m (6'7")

Double Garage 6.21m (20'4") x 6.06m (19'11")

Outdoor Entertaining Room

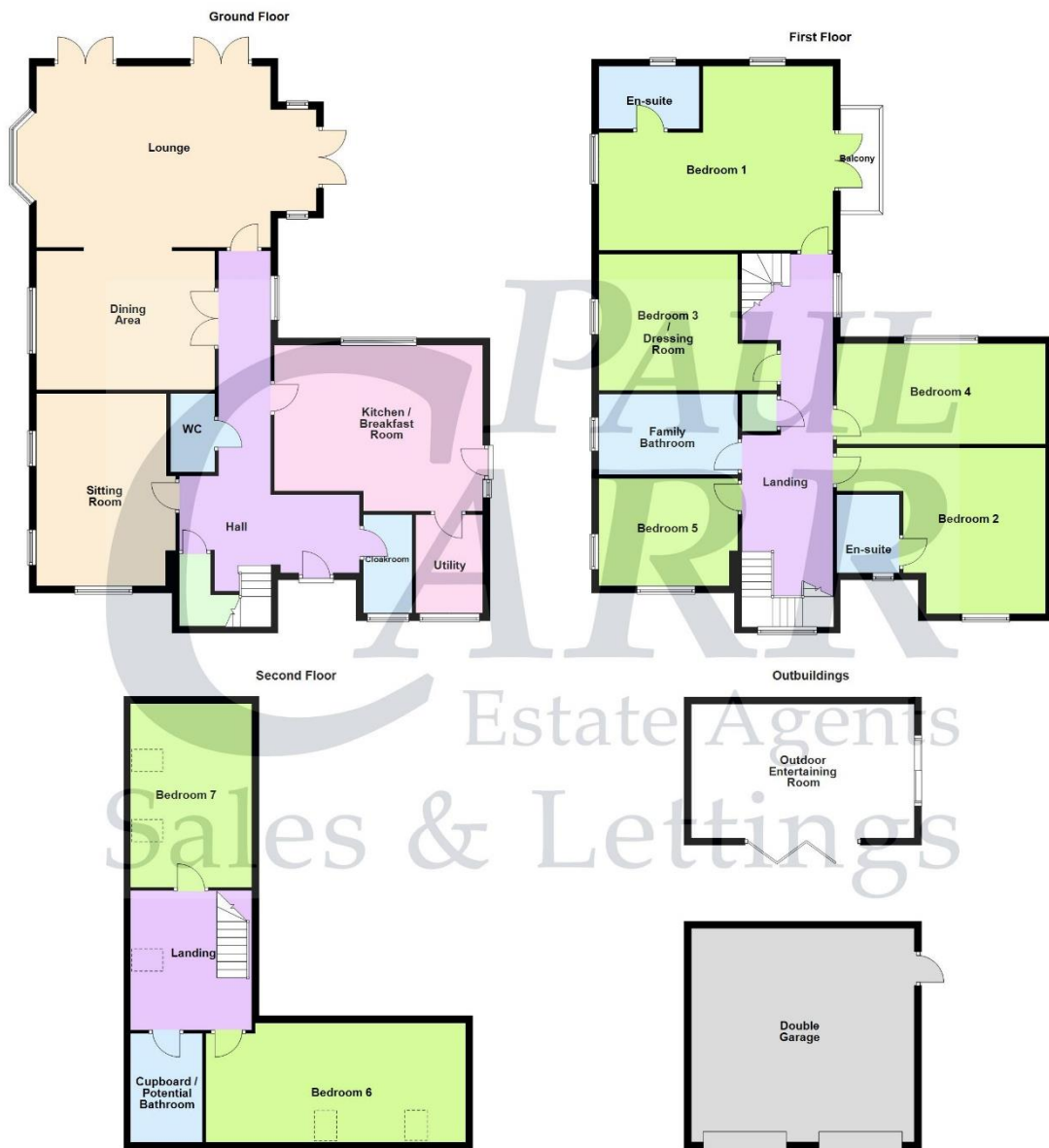
6.21m (20'4") x 3.80m (12'6")





Floor Plan

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



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Plan produced using Planific

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

