



Spring Lane, High Heath
Pelsall, WS4 1AZ

Offers in the Region Of £255,000

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Paul Carr Estate Agents are delighted to present to market this well-presented, three-bedroom semi-detached house set in a popular residential area with a pleasant outlook to the front, offering convenient access to local amenities, schools and public transport links.

The ground floor features a light and airy lounge with bow window to the front and a feature fireplace, creating a comfortable main reception space. A separate dining room provides a dedicated area for family meals and entertaining, with access to a conservatory with a doorway to the garden.

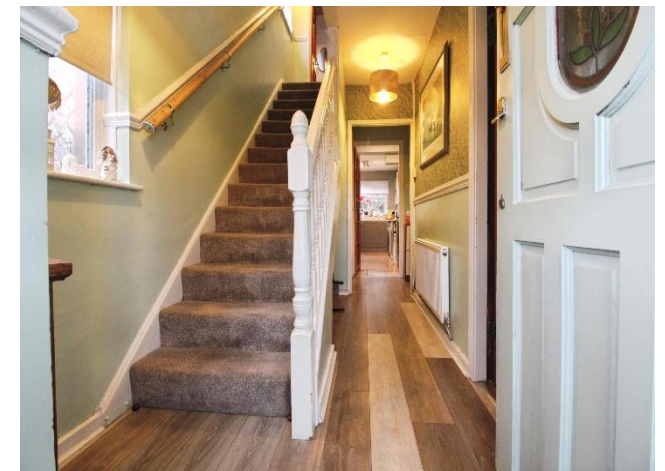
The kitchen is fitted with a range of units and includes plumbing for a washing machine and dishwasher, as well as space for a range-style cooker along with a door leading directly to the rear garden. A guest WC completes the ground floor accommodation.

On the first floor, there are two double bedrooms, one with built-in wardrobes, and a further single bedroom. The bathroom is fitted with a shower cubicle with an electric shower installed and wash basin, and there is a separate WC off the landing.

Externally, the property benefits from a neatly maintained rear garden and driveway parking to the front.

The location provides good access to nearby schools and day-to-day amenities in Aldridge and Walsall town. Local parks offer green space for recreation and walking.

Public transport links are available via Walsall railway station, which provides regular services to Birmingham and other West Midlands destinations, making commuting straightforward. Bus routes in the area further connect to surrounding neighbourhoods, shops and services.





Property Specification

| | |
|--------------|--------------------------------|
| Lounge | 4.40m (14'5") x 3.43m (11'3") |
| Dining Room | 3.77m (12'4") x 2.74m (9') |
| Conservatory | 3.20m (10'6") x 2.60m (8'6") |
| Kitchen | 4.78m (15'8") max x 2.43m (8') |
| Guest WC | |
| Bedroom 1 | 3.57m (11'9") x 3.46m (11'4") |
| Bedroom 2 | 3.57m (11'9") x 2.74m (9') |
| Bedroom 3 | 2.66m (8'9") x 2.43m (8') |
| Shower Room | 1.64m (5'5") x 1.40m (4'7") |
| WC | |

Viewer's Note

| | |
|---------------------|---------------------------------------|
| Services connected: | Electricity, gas, water and drainage. |
| Council tax band: | B |
| Tenure: | Freehold |

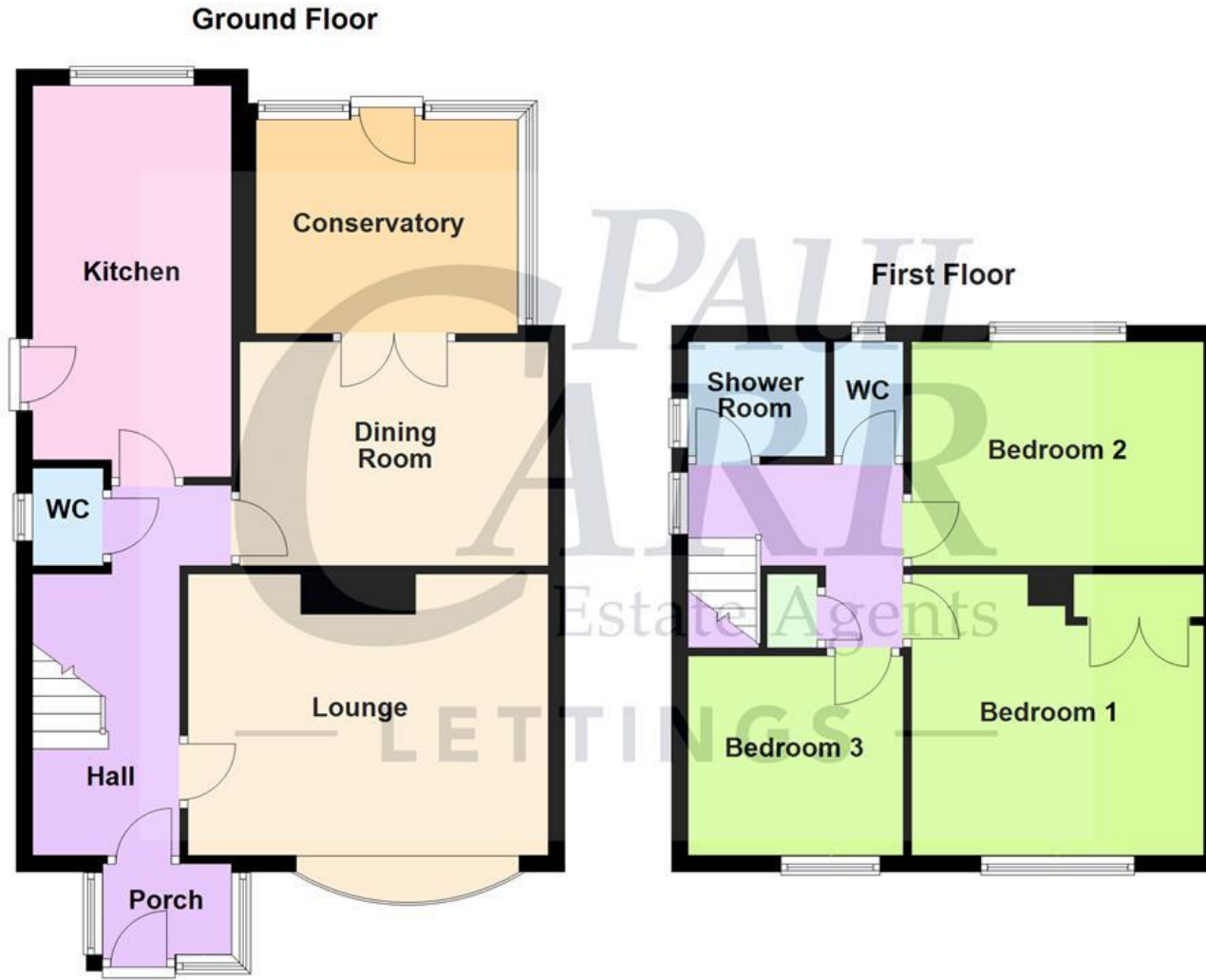
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 76 |
| (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 |

Map Location

