PAUL CARR Estate Agents
Sales & Lettings

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23a Hall Lane, Pelsall, Walsall, WS3 4JQ

£595,000

Ground Floor:

The property is entered via a welcoming porch featuring fitted storage, leading into an entrance hallway with further storage and access to the principal reception rooms. The spacious lounge enjoys windows to the side and rear aspects, allowing plenty of natural light, together with a feature gas fireplace. There is also a separate sitting room, providing an ideal additional reception space. The dining room offers ample space for entertaining and benefits from a breakfast bar and French-style doors opening directly onto the rear garden. The kitchen is fitted with a range of appliances, including a four-ring gas hob, cooker, dishwasher and fridge, together with two sinks and drainer. A useful utility room provides further practicality, with access to the garden and housing the boiler, whilst a guest WC completes the ground floor accommodation. The property further benefits from an integral garage with an electric roller door, Velux windows and additional garden access.

First Floor:

The first-floor landing is particularly light and spacious, featuring Velux windows alongside an obscure double-glazed window to the front elevation, together with a useful store cupboard and stairs rising to the second floor. Doors lead off to three generously proportioned bedrooms, with the principal bedroom enjoying windows to both side and rear aspects and the added benefit of fitted wardrobes. Bedroom two is also a particularly good-sized room, with windows to the front and side elevations, whilst bedroom three overlooks the rear. The accommodation is further complemented by a well-appointed family bathroom comprising a bath with shower over, vanity wash hand basin and WC, together with a separate shower room featuring a corner shower cubicle, vanity wash hand basin and WC. A useful additional store room provides further practicality. Second Floor: A further staircase leads to the second-floor landing, providing access to two additional bedrooms. Bedroom four is a generous double room, benefiting from built-in storage and a double-glazed window to the rear elevation, whilst bedroom five offers further versatile accommodation, with a Velux window and radiator. This additional floor provides excellent flexibility for larger families, guest accommodation or those requiring dedicated home-working space.

Outside:

To the front, the property benefits from an extensive block-paved driveway providing ample off-road parking and leading to the integral garage. To the rear, there is an impressive and established garden, offering a combination of lawned areas, gravelled seating spaces and paved patio areas, ideal for outdoor dining and entertaining. The garden is complemented by a variety of mature trees, established shrubs and well-stocked borders, creating an attractive and private outdoor setting. Further enhancing the garden is a timber-built garden office, providing a dedicated and versatile workspace away from the main residence, ideal for home working, hobbies or a variety of alternative uses. The generous proportions of the garden provide plenty of space for relaxation and family enjoyment.

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:

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Measurements:

Entrance Porch		
Hallway		
Lounge -	11' 8" x 17' 9"	(3.55m x 5.41m)
Sitting Room -	7' 1" x 9' 3"	(2.16m x 2.82m)
Dining Room -	9' 0" x 14' 9"	(2.74m x 4.49m)
Kitchen -	8' 9" x 10' 6"	(2.66m x 3.20m)
Utility Room -	7' 9" x 7' 1"	(2.36m x 2.16m)
Guest WC -	4' 0" x 3' 2"	(1.22m x 0.96m)
First Floor Landing		
Bedroom One -	14' 3" x 11' 8"	(4.34m x 3.55m)
Bedroom Two -	14' 7" x 9' 0"	(4.44m x 2.74m)
Bedroom Three -	9' 0" x 10' 6"	(2.74m x 3.20m)
Family Bathroom -	11' 2" x 5' 7"	(3.40m x 1.70m)
Shower Room -	8' 3" x 7' 2"	(2.51m x 2.18m)
Store -	7' 2" x 8' 4"	(2.18m x 2.54m)
Second Floor Landing		
Bedroom Four -	14' 5" x 11' 0"	(4.39m x 3.35m)
Bedroom Five -	11' 8" x 5' 9"	(3.55m x 1.75m)
Garage -	9' 7" x 20' 4"	(2.92m x 6.19m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: F

Connected Services: Gas, water, electric & drainage






THE SELFISH GENE







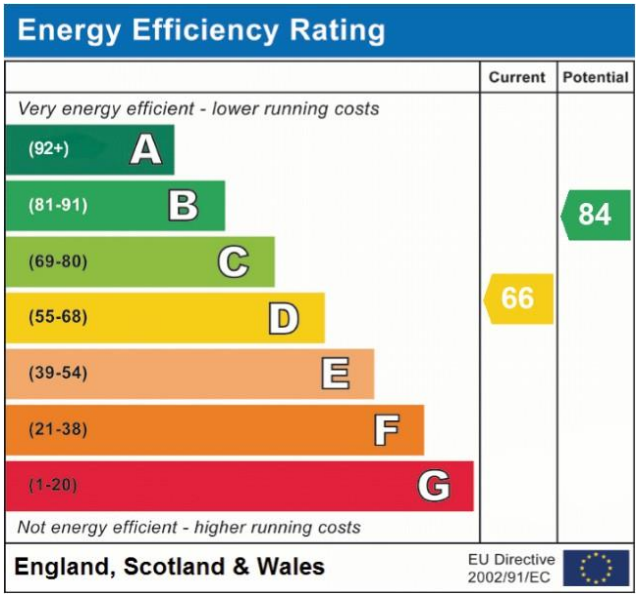
Floor Plan

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

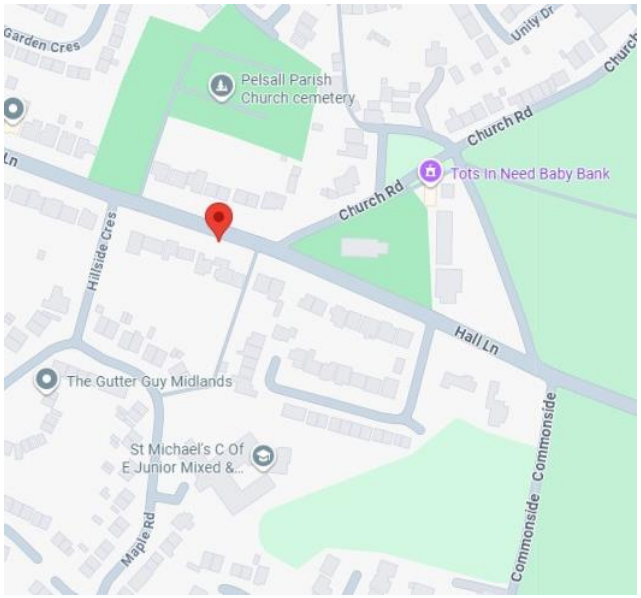


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Energy Performance Rating



Map Location



















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