



Wood Lane, Pelsall, Walsall WS3 5DY

Offers Over £400,000

Pelsall

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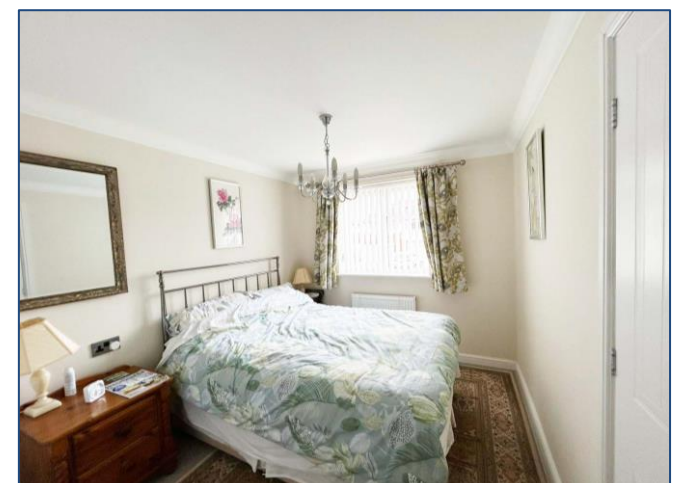
Situated in the highly sought-after area of Pelsall, this impressive modern four-bedroom detached family home offers spacious and versatile accommodation, ideal for contemporary living. The ground floor features a generous lounge, perfect for relaxing evenings, alongside a separate sitting room providing additional flexible living space.

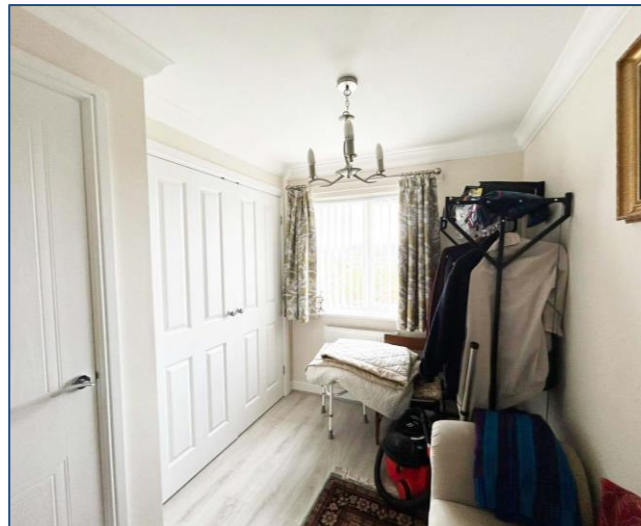
A standout feature of the home is the bright and airy garden room, offering views over the rear garden and creating an ideal space for entertaining or enjoying year-round natural light.

The well-appointed breakfast kitchen is fitted with a range of modern units and provides ample space, complemented by a separate utility room for added convenience. A guest W.C. completes the ground floor accommodation.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room. The remaining bedrooms are served by a stylish family shower room.

Externally, the property benefits from a well-maintained rear garden, ideal for outdoor relaxation, along with off-road parking and further practical features expected of a modern home. Ideally located close to local amenities, reputable schools, and transport links, this fantastic property offers the perfect blend of comfort, style, and practicality.





Property Specification

WELL MAINTAINED THROUGHOUT
UTILITY ROOM
GUEST W.C
GARDEN ROOM
TWO RECEPTION ROOMS

Lounge 16' 7" into recess x 13' 6" (5.05m x 4.11m)

Sitting Room 16' 2" x 13' 6" into recess (4.92m x 4.11m)

Kitchen/Breakfast Room 9' 3" x 17' 1" (2.82m x 5.20m)

Utility room 5' 1" x 5' 1" (1.55m x 1.55m)

Guest W.C

Garden Room 12' 0" x 7' 7" (3.65m x 2.31m)

Bedroom 1 11' 3" plus recess x 10' 3" (3.43m x 3.12m)

En-suite

Bedroom 2 9' 9" x 8' 5" (2.97m x 2.56m)

Bedroom 3 10' 8" x 6' 6" to fitted wardrobes (3.25m x 1.98m)

Bedroom 4 9' 3" x 6' 8" (2.82m x 2.03m)

Shower Room

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:

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.

Viewer's Note:

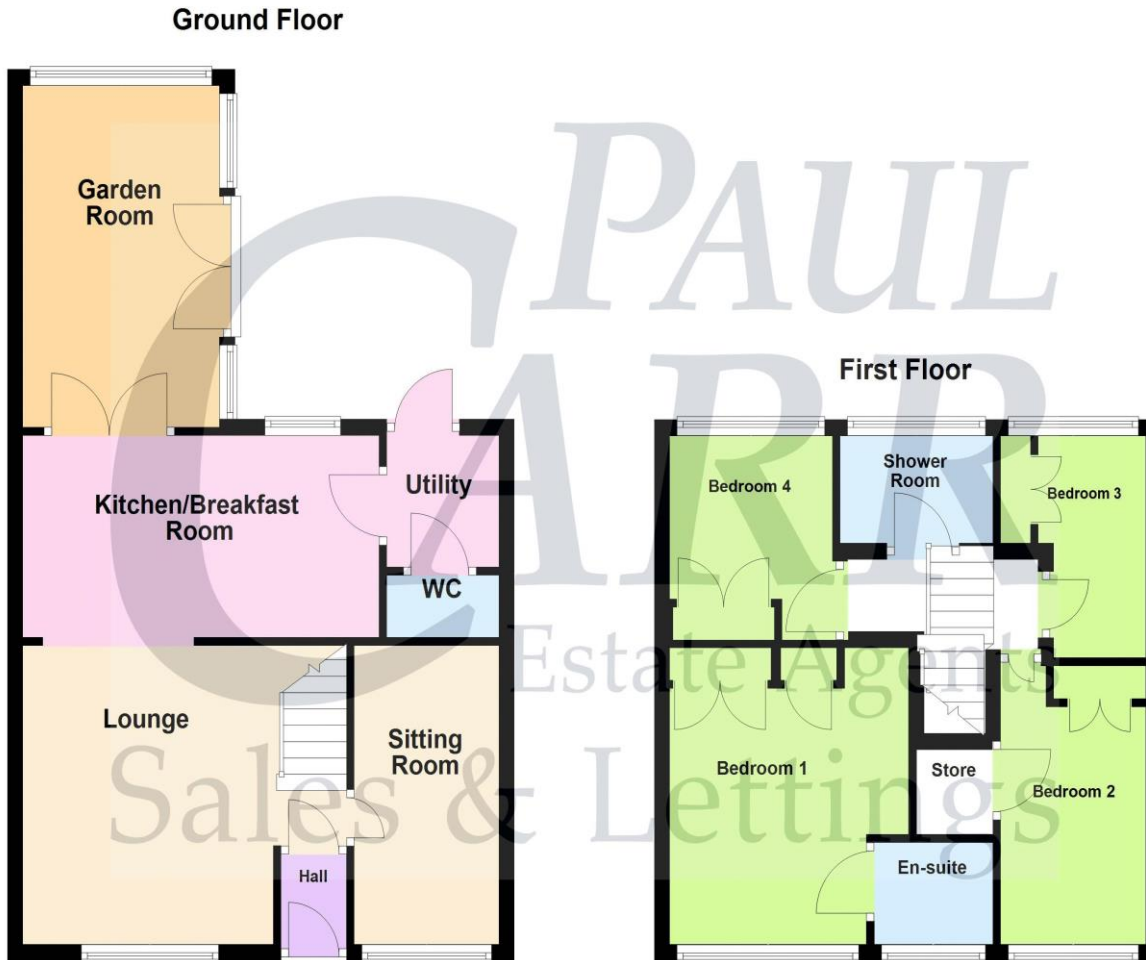
Services connected: All Services

Council tax band: D

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

