Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

Ashtree Road, Pelsall
Walsall, WS3 4LR

Offers in the Region Of £295,000

Paul Carr Estate Agents are delighted to present to market this superb three-bedroom semi-detached house set in a popular residential area of Pelsall, well located for local amenities in Pelsall village, including shops, cafés and everyday services.

The kitchen / dining / family room forms the heart of the home, featuring a kitchen island, quartz worktops, integrated fridge freezer and dishwasher, with space for a range-style cooker. There is ample dining space and French windows opening onto the enclosed rear garden, creating a sociable setting for everyday living and entertaining and seamlessly linking the inside and outside. Completing the ground floor there is a light and airy lounge with bay window to the front elevation

Upstairs, there are three bedrooms: two double bedrooms, both with fitted wardrobes, and a further single bedroom. The family bathroom includes built-in storage, WC, wash basin and bath.

Externally, the enclosed rear garden provides a superb outdoor space for relaxation or entertaining guests and there is driveway parking to the front of the property with access to a garage which features a useful utility area.

Nearby schools serve the area, making this a practical choice for households requiring access to education. Pelsall Common and local green spaces provide opportunities for walking and outdoor recreation.

Public transport links are available via nearby bus routes connecting to Walsall and surrounding areas. Rail services from Walsall station offer routes towards Birmingham, Wolverhampton and further afield, with typical journey times to Birmingham New Street of around 30 minutes, providing options for commuters.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band C is payable to Walsall Council.

Services Connected: Gas, electricity, water and drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014
or via Aldridge@paulcarrestateagents.co.uk

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.

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.

Came on the market:

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Hall

Lounge
3.34m (10'11") x 3.32m (10'11") plus bay

Kitchen / Dining / Family Room
6.38m (20'11") x 5.34m (17'6") plus recess

WC

Garage (with utility area)
5.14m (16'10") x 2.50m (8'2")

Landing

Bedroom 1
3.32m (10'11") plus bay x 3.30m (10'10") into wardrobes

Bedroom 2
3.51m (11'6") x 3.26m (10'8")

Bedroom 3
2.90m (9'6") x 1.83m (6')

Bathroom
2.38m (7'10") x 1.83m (6')

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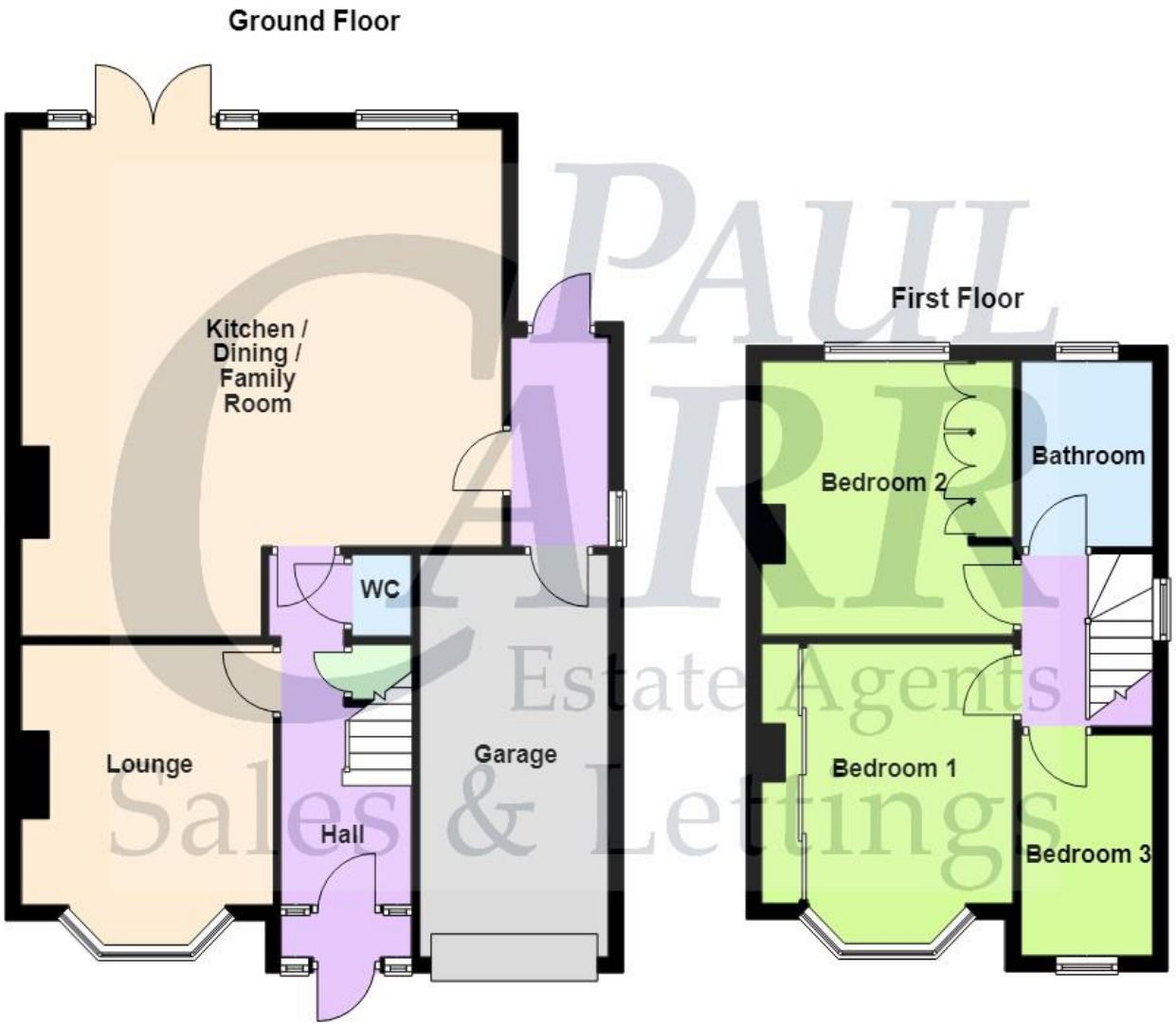
Floor Plan

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



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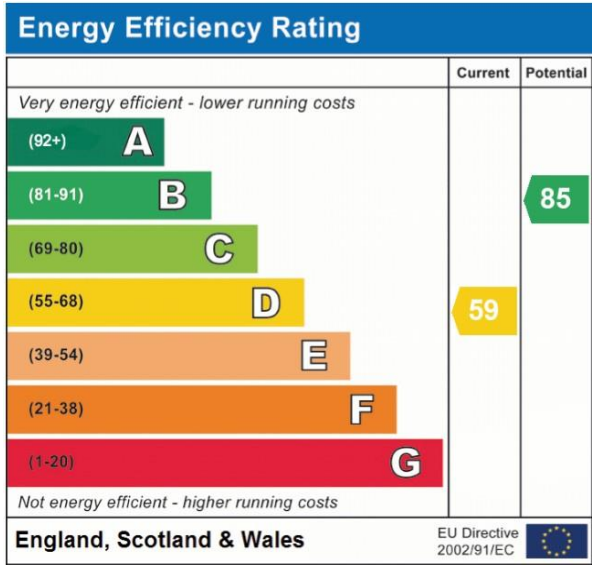
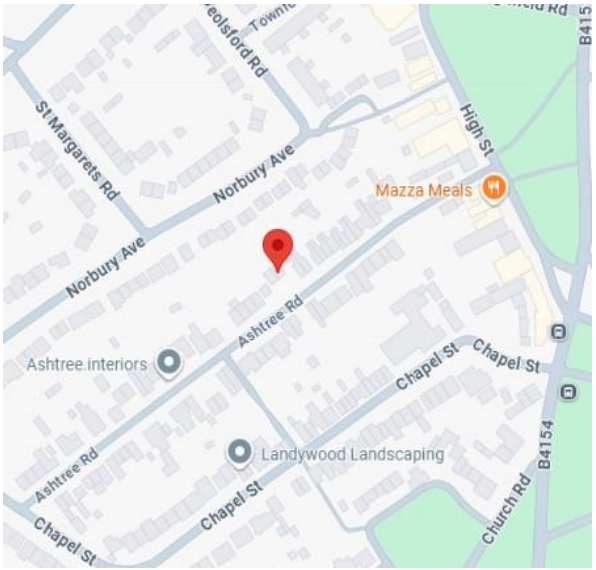
Plan produced using PlanUp.

Energy Performance Rating



Map Location



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