PAUL CARR Estate Agents Sales & Lettings

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7 Green Lane, Pelsall, Walsall, WS3 4PA

£220,000

Ground Floor:

A covered entrance porch leads into the lounge, featuring a gas fireplace and doorway through to the separate dining room. The dining room benefits from a rear-facing double glazed window, fireplace, access to the cellar and stairs rising to the first floor, together with a door leading into the kitchen. The generous kitchen is fitted with a range of wall and base cupboard units, four-ring gas hob and oven, sink with drainer and mixer tap, space for a fridge and plumbing for a washing machine. There are two doors providing access to the garden, together with a side-facing window. A guest WC completes the ground floor accommodation.

First Floor:

The first floor landing provides access to two bedrooms and the family bathroom. Bedroom one benefits from a rear-facing double glazed window, radiator, over stairs storage cupboard and loft hatch, while bedroom two features a front-facing double glazed window, radiator and feature fireplace. The family bathroom comprises a bath with shower over, wash hand basin and WC, with an obscure double glazed window to the front and useful storage cupboard housing the water tank.

Outside:

The property benefits from a driveway and front garden area providing access to the garage. A side access door leads through to the particularly generous side and rear garden, which is predominantly laid to lawn and enjoys established shrubbery, mature planting and a good degree of privacy. The garden also features an outbuilding providing useful storage. The extensive plot offers excellent potential for future development, subject to the necessary planning permissions and consents.

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: 13th October 2026

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.

Measurements:

Entrance Porch -	2' 1" x 5' 3" (0.63m x 1.60m)
Lounge -	12' 2" x 11' 3" (3.71m x 3.43m)
Dining Room -	11' 1" x 12' 1" (3.38m x 3.68m)
Kitchen -	18' 1" x 6' 9" (5.51m x 2.06m)
Guest WC -	3' 0" x 6' 9" (0.91m x 2.06m)
Bedroom One -	12' 0" x 11' 3" (3.65m x 3.43m)
Bedroom Two -	9' 8" x 11' 4" (2.94m x 3.45m)
Family Bathroom -	7' 2" x 8' 1" (2.18m x 2.46m)
Garage -	19' 9" x 9' 6" (6.02m x 2.89m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage













Floor Plan

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



Energy Performance Rating

NEW

INSTRUCTION

AWAITING

EPC

Map Location













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