

Lovett  & Co.  
estate agents

Mallard Close  
Pelsall



Lovett&Co. Estate Agents are pleased to offer for sale this well presented, three bedroom detached house, set within a quiet, sought after cul-de-sac.

The ground floor features a entrance hallway, generous lounge and dining room, along with a separate kitchen, plus a good sized single garage. Upstairs, you'll find three well-appointed bedrooms, a fitted bathroom, all accessed from the bright landing area.

Externally is a good sized private rear garden with lawn and patio areas, ideal for entertaining guests and to the front is a two car driveway and attractive planted flower bed.

Other benefits include: UPVC double glazing, gas central heating and loft space access from the landing and garage.

The property is well placed to take advantage of a wide range of amenities in Walsall & Cannock town centres, both being approximately four miles away, with further facilities also available in Pelsall itself including shops, takeaways and pubic houses. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock & Walsall.

#### RECEPTION HALL:

Front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

#### LOUNGE:

13'10" x 13'2" (4.22m x 4.02m)

Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator, window to front and door off to dining room.





**DINING ROOM:**

9'7" x 8'2" (2.91m x 2.49)  
Carpeted flooring, ceiling light points, radiator, French doors to the conservatory and door to kitchen.

**CONSERVATORY:**

8' 1" x 9' 2" (2.46m x 2.80m)  
Wooden frame conservatory, light and fan, radiator, French doors to the garden.

**KITCHEN:**

9'7" x 8'5" (2.92m x 2.57m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, vinyl flooring, ceiling light, useful pantry storage cupboard, window to rear and door to garage.

**GARAGE:**

19'4" x 7'11" (5.89m x 2.41m)  
Up and over door, light and power points, hatch to the loft space, space and plumbing for white goods and door to garage.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft hatch with pull down ladder, doors off to three bedrooms, family bathroom and useful storage cupboard.

**MASTER BEDROOM:**

11'11" x 9'5" (3.63m x 2.87m)  
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

**BEDROOM TWO:**

9'11" x 9'5" (3.02m x 2.87m)  
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM THREE:**

6'6" x 9'00" max x 6'6" (1.98 x 2.74m)  
Carpeted flooring, useful storage cupboard, window to front, ceiling light point and radiator.

**FAMILY BATHROOM:**

White suite comprising: bath, vanity wash hand basin, storage cupboard and W/C, wall tiling, tiled flooring,





ceiling light point, heated towel rail and window to rear.

**VIEWING:**  
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information..

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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