



23 Victoria Road, Pelsall,  
Walsall, WS3 4BH

Offers in the Region Of £295,000

# Pelsall

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Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house, situated in a sought after Pelsall location, enjoying pleasant views over Pelsall Common to the front and having convenient access to nearby schools, local amenities and green spaces.

Ideal for first time buyers and young families alike, the property features a low maintenance frontage and a neatly maintained rear garden.

Internally, the ground floor comprises two reception rooms: a light and airy lounge including a bay window to the front and a feature fireplace, and a separate dining room providing access to the sunroom, which in turn leads out to the garden.

The newly refitted kitchen offers a range of wall and base units, integrated oven and hob with extractor over, together with a useful utility area and newly fitted guest WC.

To the first floor are three bedrooms: two doubles, including a main bedroom with bay window to the front, and a further single bedroom.

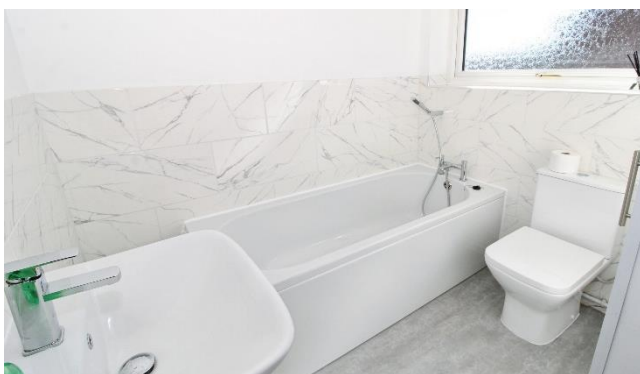
The newly fitted bathroom comprises with a white suite including WC, wash basin and bath, along with built-in storage.

The property has been redecorated and modernised throughout, inclusive of all new floor coverings, and is offered with no onward chain.

Pelsall village centre, with its selection of shops, cafes and everyday amenities, is within easy reach, as are local primary and secondary schools. Pelsall Common and other nearby green spaces provide attractive walking routes and play areas.

For commuters, Bloxwich and Walsall train stations are accessible by car or local bus services, offering connections towards Birmingham and beyond, while the road network links conveniently to Walsall, Bloxwich and the wider West Midlands.





## Property Specification

### Hall

Lounge - 3.32m (10'11") x 3.30m (10'10") plus bay

Dining Room - 3.64m (11'11") x 3.04m (10')

### Sunroom

Kitchen - 3.22m (10'7") x 2.12m (6'11")

Utility Area - 1.40m (4'7") x 1.22m (4')

### WC

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

Bedroom 2 - 3.65m (12') x 3.04m (10')

Bedroom 3 - 2.23m (7'4") x 1.80m (5'11")

Bathroom - 2.20m (7'3") x 2.12m (6'11")

### 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: 8th April 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 £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: Gas, water, electric & drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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

## Map Location

