



Canterbury Close, Pelsall  
Walsall, WS3 4PB

**£360,000**

# Pelsall

£360,000

4



1



1



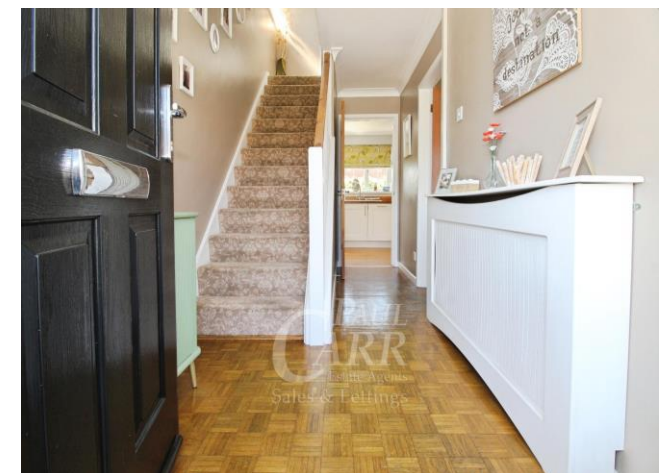
Set in a popular Cul-de-Sac location, within easy reach of amenities, schools and transport links, this superb semi-detached house boasts beautifully presented accommodation with an internal viewing highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, spacious through lounge / dining room with bay window to the front elevation, feature fireplace with multi-fuel stove and French windows to the rear leading into the sunroom which overlooks the rear garden.

Completing the ground floor there is the beautifully appointed kitchen / breakfast room which features a range of wall and base units, integrated dishwasher, Neff oven, microwave oven and hob with extractor over, roof lantern over breakfast area, door to garage (which features a useful utility area) and French windows into the rear garden.

To the first floor there are three excellent bedrooms (two doubles and a single) complemented by the attractively finished bathroom with suite comprising WC, wash basin and bath with mains shower over. A further staircase leads up from the landing to the second floor where there is a further generous double bedroom.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / plants and a striking composite decked area and there is an attractive block paved driveway to the front of the property with access to the garage via an up-and-over garage door.





## Property Specification

Lounge / Dining Room	7.53m (24'9") max into bay x 3.66m (12') max / 2.69m (8'10") min
Breakfast Kitchen	5.71m (18'9") x 2.51m (8'3")
Sunroom	3.20m (10'6") x 2.43m (8') max
Garage	5.01m (16'5") x 2.67m (8'9")
Bedroom 1	3.66m (12') x 3.39m (11'1")
Bedroom 2	3.43m (11'3") x 3.26m (10'9") plus recess
Bedroom 3	2.37m (7'9") x 1.93m (6'4")
Bedroom 4	4.55m (14'11") x 3.66m (12') plus recess
Bathroom	1.97m (6'6") x 1.67m (5'6")

## Viewer's Note

Services connected:	Gas, Water, Electric & Drainage
Council tax band:	C
Tenure:	Freehold

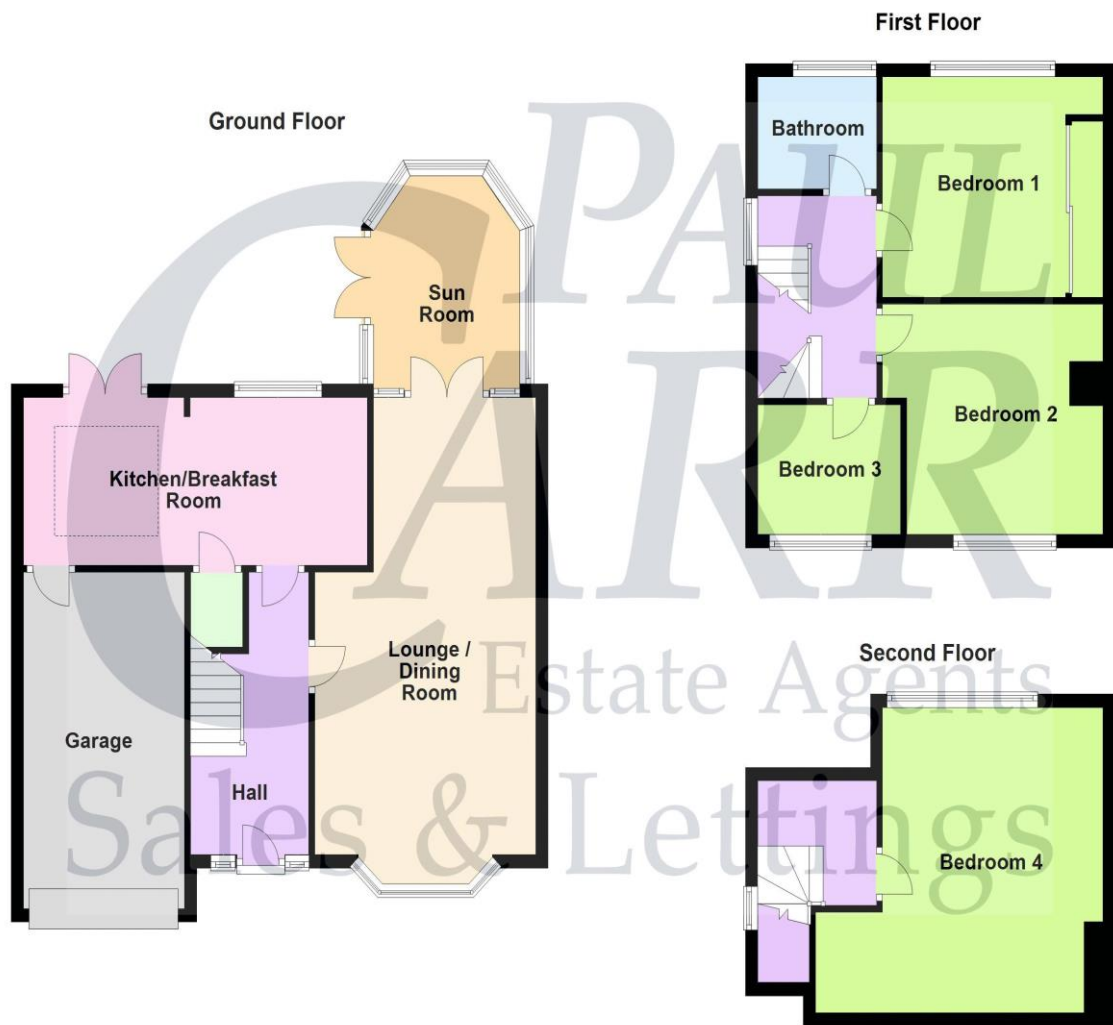
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 £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.

Came on the market: 24th April 2026

# 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

