



Charles Crescent, Pelsall
Walsall, WS3 5BB

Offers in the Region Of £255,000

Pelsall

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3



1



2



Paul Carr Estate Agents are delighted to present to market this three-bedroom semi-detached house in a popular residential location in Pelsall, well placed for public transport, schools and local amenities.

The ground floor offers two reception rooms: the main dual-aspect lounge / diner features a large front window, feature fireplace and direct access to the rear garden via patio doors, creating a flexible space for everyday living and seamlessly connecting the indoor and outdoor space. The garage has been converted to create an additional reception room, which could be used as a useful dining, hobby or play room. The kitchen is fitted with a range of units, integrated double oven, hob and dishwasher, and leads to a useful utility area with access to the garden.

Upstairs are two double bedrooms and a good-sized single bedroom. The bathroom layout includes a WC, wash basin, corner bath with electric shower over, and a separate WC off the landing.

Externally, the property benefits from driveway parking to the front and a good-sized rear garden.

The property boasts excellent scope for modernisation or extension (subject to the usual planning permissions and building regulations) and is offered with no onward chain.

Charles Crescent is conveniently positioned for Pelsall centre, which offers a range of shops and services, as well as access to nearby green spaces such as Pelsall Common, providing excellent opportunities for recreation and walking. Local primary and secondary schools are within easy reach, making this a practical location for families.

Public transport links are available via nearby bus routes into Walsall and surrounding areas. Walsall railway station connects to Birmingham New Street in around 20-25 minutes, providing onward links across the region.





Property Specification

Hall

Lounge / Diner 6.42m (21'1") x 3.50m (11'6")

Dining / Hobby / Play Room
4.10m (13'5") x 2.62m (8'7")

Kitchen 3.72m (12'2") x 2.00m (6'7")

Utility Area

Landing

Bedroom 1 4.44m (14'7") max x 3.38m (11'1") max

Bedroom 2 3.50m (11'6") x 2.94m (9'8")

Bedroom 3 2.80m (9'2") x 2.46m (8'1")

Bathroom 2.00m (6'7") x 1.92m (6'4") plus recess

WC

Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: C Tenure: Freehold

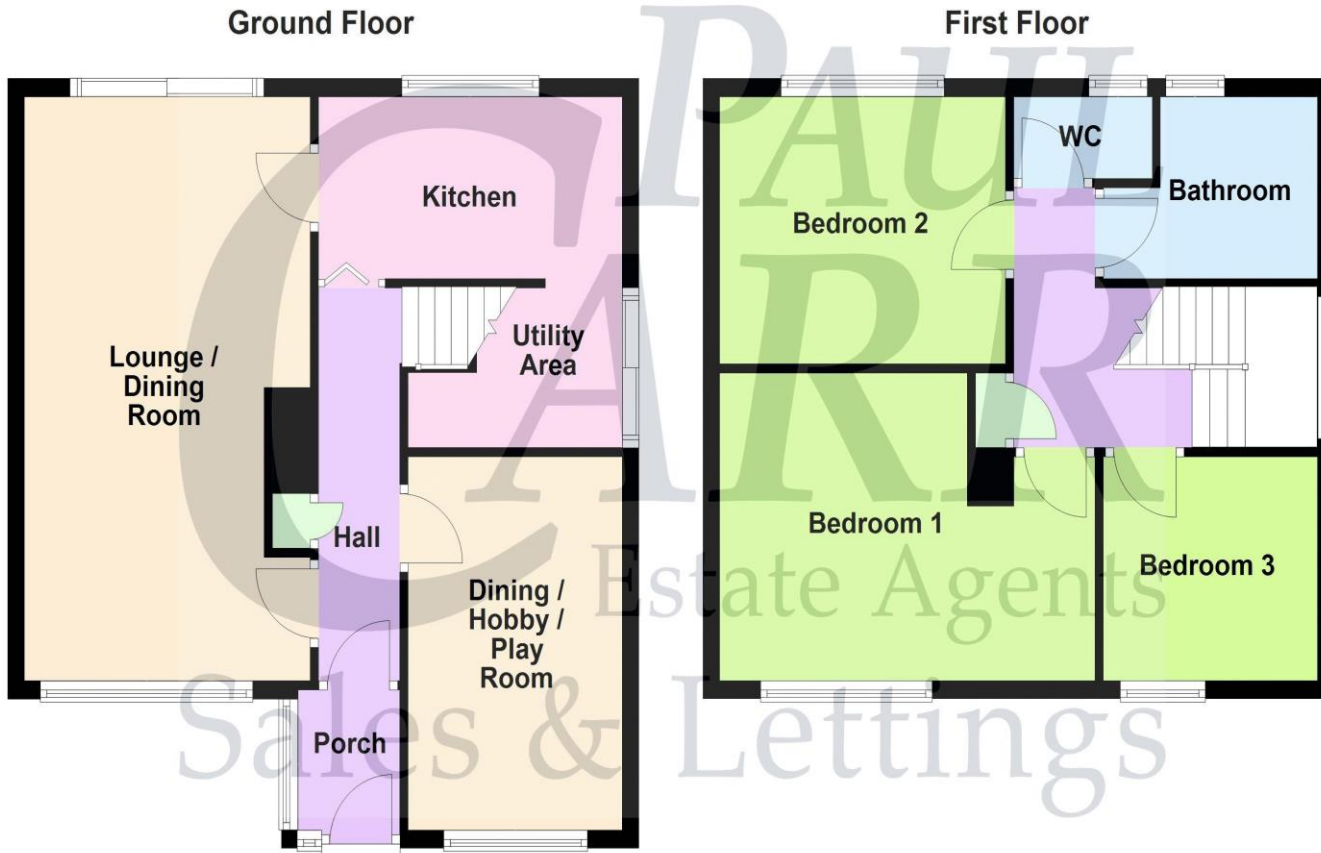
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Came on the market:

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.

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 Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Map Location

