



34 Hall Lane, Pelsall,
Walsall, WS3 4JN

Offers in the Region Of £375,000

Ground Floor:

The property is entered via a hallway with two ceiling light points, a radiator, an alarm, stairs rising to the first floor landing and doors leading to the principal reception rooms. The lounge features three wall light points, a radiator and a double glazed bay window to the front elevation. The dining room has a ceiling light point, radiator and double glazed sliding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base cupboard units, an electric cooker, sink with drainer and mixer tap, double glazed window to the rear and an understairs storage cupboard. A door leads through to the utility room, which benefits from a sink with drainer, double glazed windows to the side and rear aspects, plumbing for a washing machine and doors leading to the garage and rear garden.

First Floor:

The first floor landing has a ceiling light point, obscure double glazed window to the side elevation, loft hatch and doors leading to the bedrooms and shower room. Bedroom one benefits from a ceiling light point, radiator and double glazed bay window to the front elevation. Bedroom two has a ceiling light point, radiator, double glazed window to the rear and space for wardrobes. Bedroom three features two wall light points, a radiator and double glazed window to the front elevation. The shower room is fitted with a vanity wash hand basin, shower cubicle with shower over, radiator, heated chrome towel rail, obscure double glazed window to the rear and a cupboard housing the boiler. A separate WC completes the first floor accommodation and includes a low flush WC, ceiling light point and obscure double glazed window to the side elevation.

Outside:

To the front of the property is a block paved driveway providing ample off-road parking and access to the integral garage, which has a ceiling light point and up-and-over door. To the rear is a generous garden featuring a raised patio area with steps leading down to a lawn, established shrubbery borders, a range of fruit trees, mature hedging and boundary fencing, providing a pleasant outdoor space. Side access leads to a further block paved pathway, brick-built storage shed and separate WC.

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:

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.



Measurements:

Entrance Hallway

Lounge -	11' 0" x 12' 9"	(3.35m x 3.88m)
Dining Room -	11' 9" x 10' 3"	(3.58m x 3.12m)
Kitchen -	7' 8" x 8' 4"	(2.34m x 2.54m)
Utility Room -	7' 9" x 9' 8"	(2.36m x 2.94m)
Bedroom One -	11' 0" x 12' 9"	(3.35m x 3.88m)
Bedroom Two -	11' 9" x 10' 4"	(3.58m x 3.15m)
Bedroom Three -	11' 6" x 7' 8"	(3.50m x 2.34m)
Shower Room -	7' 8" x 5' 5"	(2.34m x 1.65m)
WC -	2' 6" x 4' 8"	(0.76m x 1.42m)
Garage -	14' 3" x 8' 1"	(4.34m x 2.46m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: E

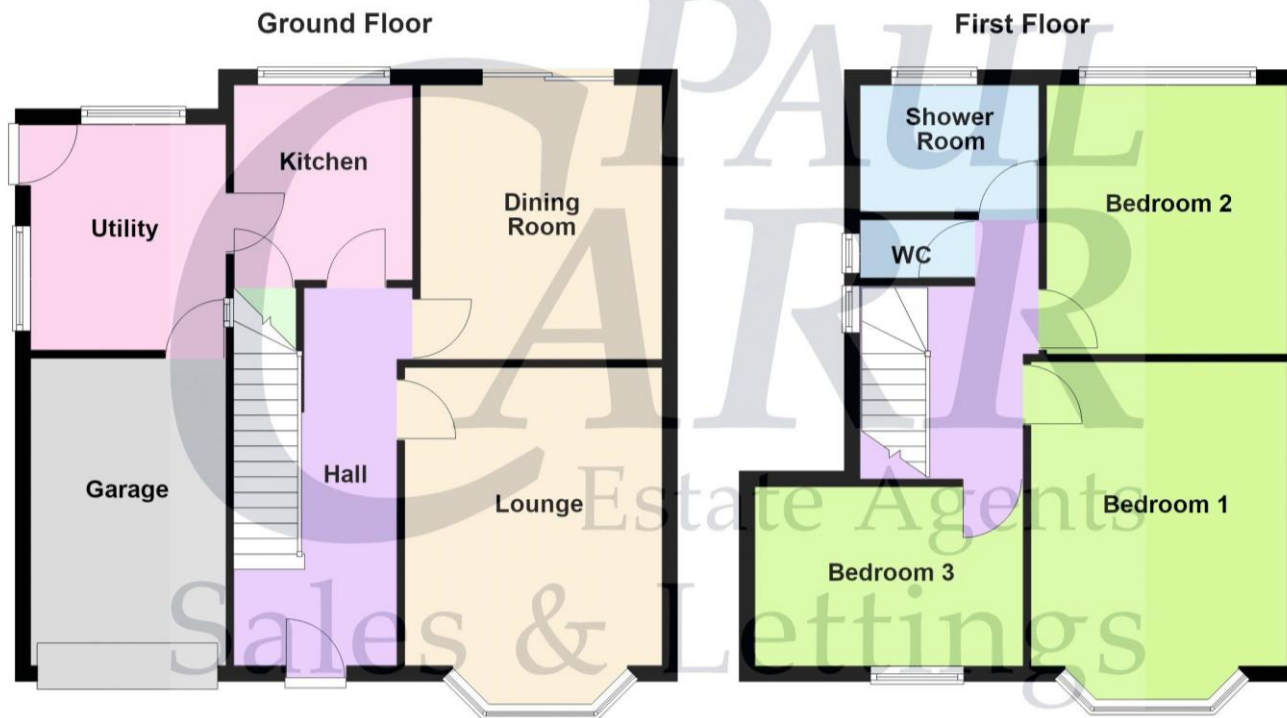
Connected Services: Gas, water, electric & drainage





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

