



Pelsall Road, Brownhills
Walsall, WS8 7DJ

Offers in the Region Of £325,000

Brownhills

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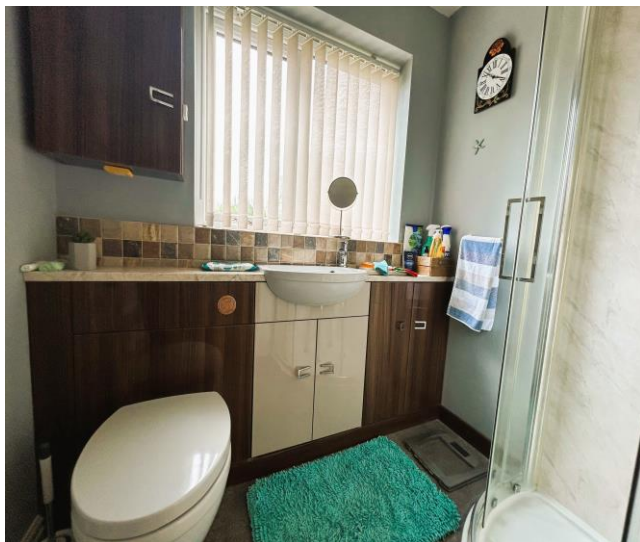
A rare opportunity to acquire possibly the most envied plot in the Road.

This three-bedroom link detached home in this popular location close to transport links including M6 toll road and A5.

The property briefly comprises: entrance hall, lounge with French doors overlooking lovely canal views, dining area, Modern kitchen, utility room downstairs w.c. three bedrooms and shower room.

Externally is a large driveway leading to the garage and a generous rear garden with lawns sloping down to the waters edge. There is also a large patio area to observe the wonderful view from.





Property Specification

STUNNING CANALSIDE LINK DETACHED HOME
LOUNGE/DINING ROOM WITH CANAL VIEWS
EXTENSIVE LAWNS WITH LARGE WORKSHOP
UTILITY & CLOAK ROOM
MODERN FITTED KITCHEN

Entrance Hall

Inner Hallway

Lounge/Dining Room 24' 1" x 10' 6" (7.35m x 3.19m)

Kitchen 10' 9" x 8' 2" (3.27m x 2.48m)

Utility room 7' 10" x 7' 2" (2.39m x 2.19m)

Guest WC

Garage 8' 0" x 17' 11" (2.43m x 5.46m)

First Floor Landing

Bedroom One 12' 10" x 11' 2" (3.92m x 3.41m)

Bedroom Two 10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Three 5' 11" x 8' 2" (1.8m x 2.49m)

Shower Room

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: 24th July 2026

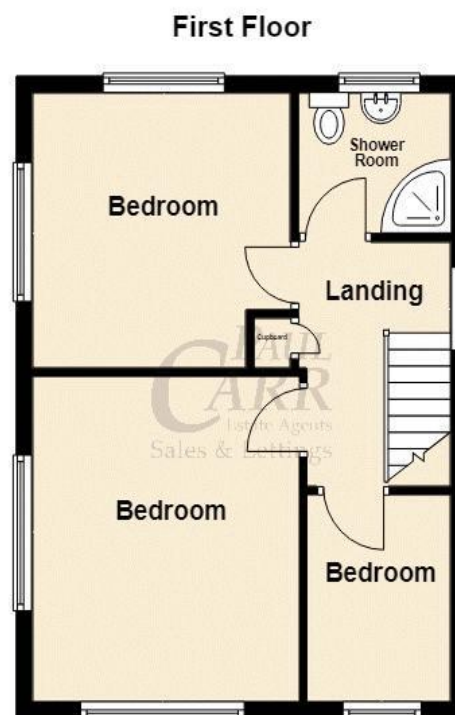
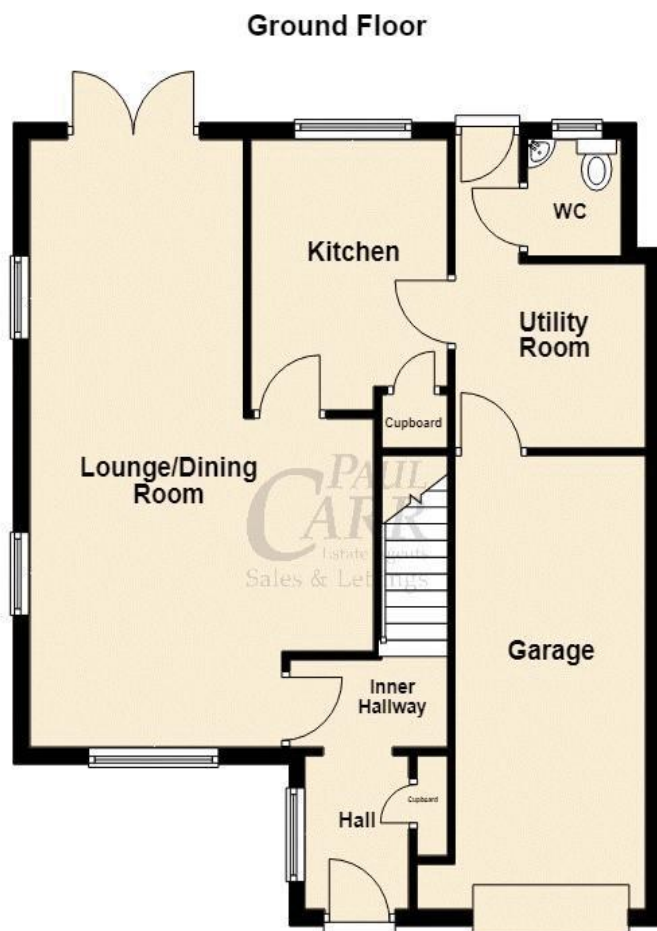
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Mains gas, electricity, water & 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

