



7 Rushes Mill, Pelsall  
Walsall, WS3 4QU

£400,000

# Pelsall

£400,000



If you are looking for a property that truly embodies the "WOW factor" then this could be the one for you. Set in a sought-after Cul-de-Sac location, with pleasant field views and walking path to the front, this modern, executive style, detached house is immaculately presented throughout and an internal viewing is highly recommended to fully appreciate all this property has to offer.

The accommodation includes welcoming entrance hallway with stairs to first floor and guest WC and study off, impressive living room with feature fireplace and bay window to the front, stunning full width open-plan kitchen/dining room with a comprehensive range of wall & base units, integrated appliances including dishwasher, oven & microwave oven, ample space for a dining table, doorway to the useful utility room and access to the two interconnecting conservatories which overlook the rear garden. There is access from the conservatory into the double garage.

To the first-floor bedroom one is a generous double with fitted wardrobes and an ensuite shower room and there are three further good-sized bedrooms and the family bathroom with white suite comprising WC, wash basin and bath. Externally, the attractively landscaped rear garden is laid mainly to lawn with a selection of shrubs & bushes and paved & decked seating areas and there is off-road parking to the front of the property with access to the spacious double garage.

The property enjoys a convenient location in a well-regarded area of Pelsall within easy reach of the many amenities of Pelsall village and excellent local schools. Good public transport links are available nearby to the surrounding areas of Aldridge, Walsall & Birmingham and the motorway network can be accessed via junctions 7 and 10 of the M6.





## Property Specification

Lounge	4.89m (16'1") into bay x 4.34m (14'3")
Kitchen/Dining Room	8.45m (27'9") x 2.71m (8'11")
Utility	2.10m (6'11") x 1.70m (5'7")
Study	2.10m (6'11") x 1.97m (6'6")
Conservatory	5.38m (17'8") x 2.15m (7'1")
Conservatory	3.50m (11'6") x 2.97m (9'9") max
Bedroom 1	4.34m (14'3") max x 4.11m (13'6") into wardrobes
Ensuite	1.88m (6'2") x 1.57m (5'2")
Bedroom 2	3.91m (12'10") x 2.98m (9'9")
Bedroom 3	3.38m (11'1") x 2.82m (9'3")
Bedroom 4	3.03m (9'11") x 2.03m (6'8")
Bathroom	2.84m (9'4") x 1.70m (5'7")
Double Garage	5.31m (17'5") x 5.24m (17'2")



### 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: 1st March 2021

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

