



23 Hillside Crescent, Pelsall,
Walsall, WS3 4JL

Offers in Excess of £285,000

Pelsall

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Set on a good-sized overall plot in a popular residential location, this superb semi-detached property has been extended to the ground floor and is very well presented throughout.

The accommodation includes welcoming entrance hallway with stairs to first floor and access to under-stairs storage, spacious living room with attractive feature fireplace housing a gas fire and archway into the dining area which has double doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the extended kitchen which has a range of units, integrated double oven, five ring gas hob with extractor over and access to the superb breakfast area which has further units, plumbing for a washing machine, access to study/hobby room and doorway into the rear garden.

To the first floor there are three bedrooms and modern shower room with WC, wash basin and corner shower cubicle.

Externally, the large rear garden is beautifully maintained, with an attractive tree-lined backdrop and lawned/paved patio areas and there is driveway parking to the front providing off-road parking for multiple vehicles.





Property Specification

Lounge Area -	4.29m (14'1") x 3.27m (10'9") max
Dining Area -	3.11m (10'2") x 2.93m (9'7")
Kitchen -	4.62m (15'2") x 2.11m (6'11")
Breakfast Area -	3.43m (11'3") x 2.43m (8')
Conservatory -	2.69m (8'10") x 2.21m (7'3")
Study/Hobby Room -	2.30m (7'7") x 1.92m (6'4")
Bedroom 1 -	3.34m (10'11") x 3.14m (10'4")
Bedroom 2 -	3.57m (11'9") x 3.04m (10') plus recess
Bedroom 3 -	2.48m (8'2") x 2.14m (7')
Shower Room -	2.23m (7'4") x 1.73m (5'8")

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: 2nd November 2021

Viewer's Note:

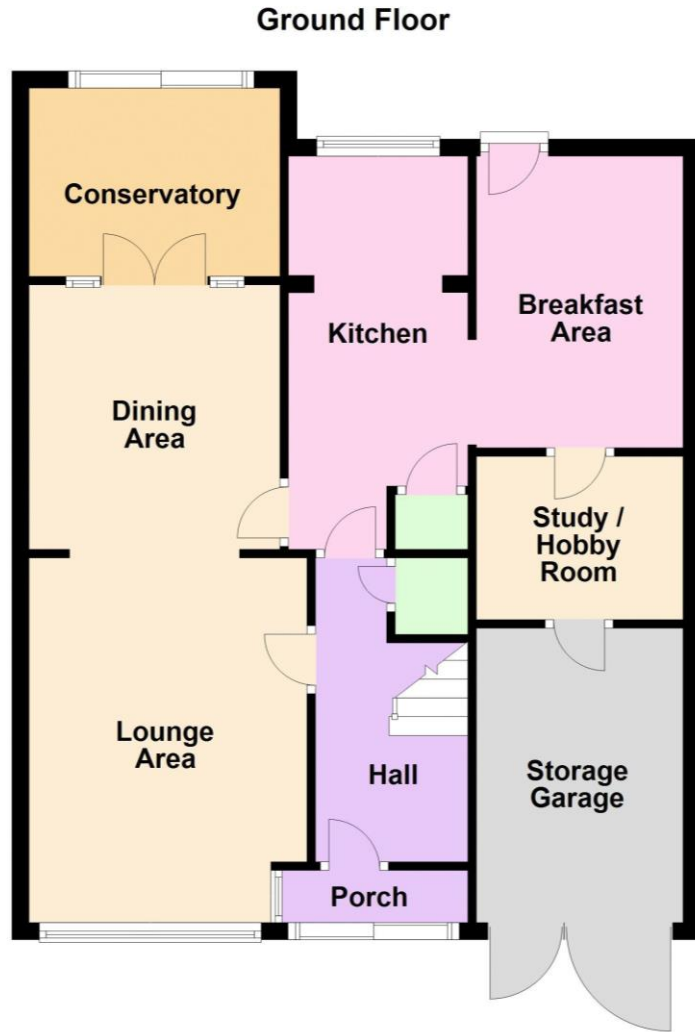
Services connected: Gas, Water, Electric & Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	61	
(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

