



Wood Lane, Pelsall
Walsall, WS3 5DY

Offers in the Region Of £250,000

Pelsall

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this superb semi-detached house offers neatly presented, extended accommodation and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy through lounge / dining room with bay window to the front elevation, French windows to the rear and attractive feature fireplace and there is an extended kitchen which features a comprehensive range of wall / base units, integrated oven, and gas hob with extractor over and door leading into the rear garden.

To the first floor there are three bedrooms - two generous doubles and a single - and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / bushes, a patio seating area and a brick-built workshop / storeroom to the rear and there is a block paved driveway to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

NEATLY PRESENTED SEMI-DETACHED HOUSE
AMENITIES AND SCHOOLS NEARBY
LIGHT AND AIRY THROUGH LOUNGE / DINING ROOM
WELL-APPOINTED KITCHEN WITH BREAKFAST AREA
THREE BEDROOMS AND BATHROOM

Hall

Lounge/Diner 7.36m (24'2") max into bay x 3.16m (10'4")

Kitchen 4.42m (14'6") max x 4.13m (13'7") max

Breakfast Area 2.28m (7'6") x 1.83m (6')

Garage

Landing

Bedroom 1 3.93m (12'11") max into bay x 3.16m (10'4")

Bedroom 2 3.47m (11'5") x 3.16m (10'4")

Bedroom 3 2.09m (6'10") x 1.80m (5'11")

Bathroom 2.28m (7'6") x 1.77m (5'10")

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:

Viewer's Note:

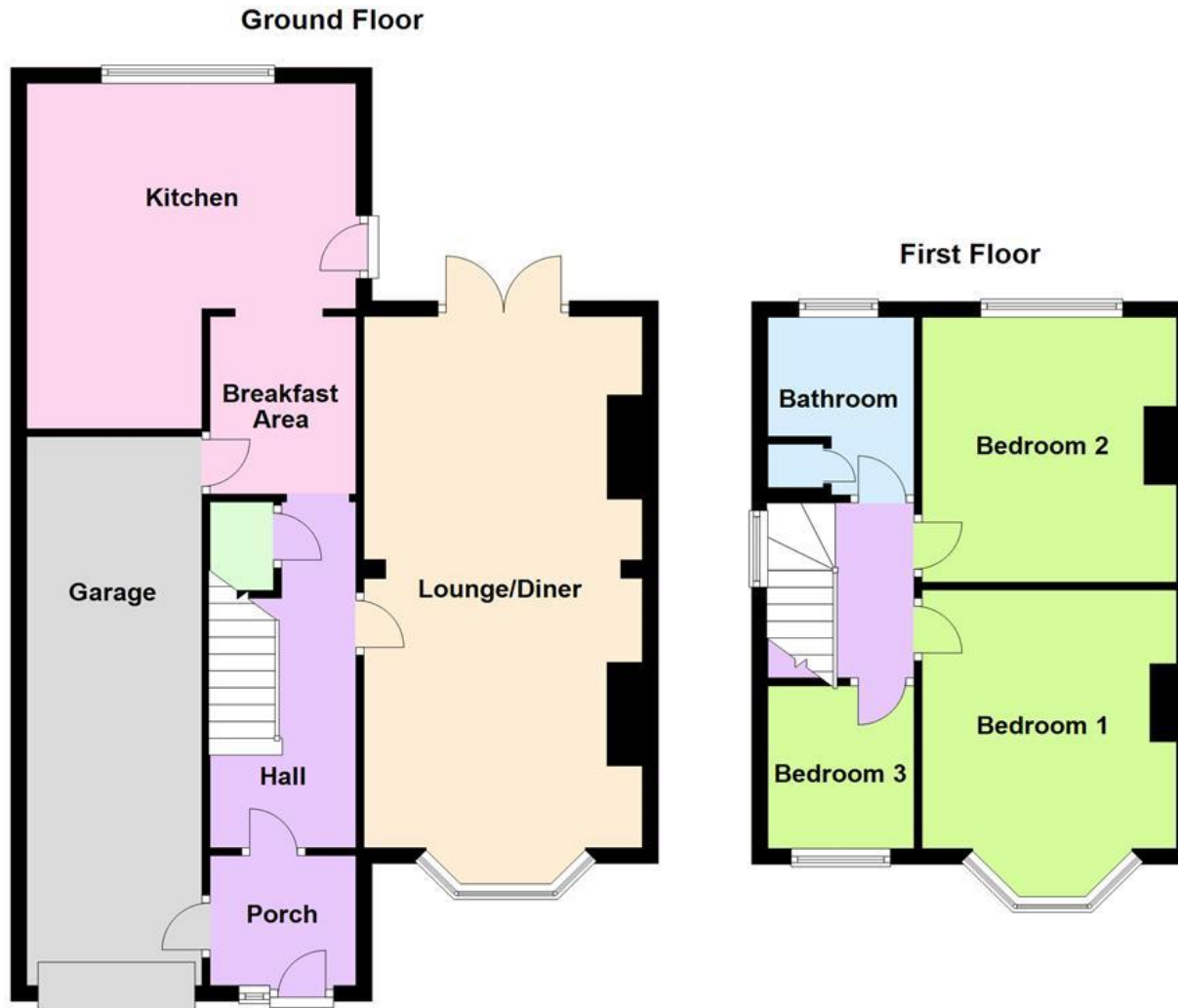
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

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 | | |
| (69-80) | C | | 77 |
| (55-68) | D | 59 | |
| (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

