



Green Lane | Pelsall, Walsall | WS3 4PA
Offers In The Region Of £240,000

 **Webbs**
estate agents

Summary

* SUBSTANTIAL PLOT * DRIVEWAY AND DOUBLE GATES INTO THE REAR GARDEN * TWO RECEPTION ROOMS AND SUN ROOM ** UTILITY/STORE ROOM *FITTED KITCHEN*FITTED BATHROOM**TWO DOUBLE BEDROOMS**LANDSCAPED FRONT AND REAR GARDEN**VIEWING ESSENTIAL**

Nestled in a sought-after residential area close to the heart of Pelsall Village, this beautifully maintained and deceptively spacious two-bedroom home sits on a generous plot, offering versatile living and superb outdoor space—perfect for couples, small families, or those seeking room to grow. To the front, the property boasts a large paved driveway providing ample off-road parking for multiple vehicles, with secure double gates offering access through to the rear garden—ideal for those with additional parking needs such as a caravan, motorhome, or work vehicle. Internally, the home blends traditional charm with practical modern living. The ground floor features two well-proportioned reception rooms, ideal for both formal dining and relaxed living. These flow into a bright and airy sunroom, creating a wonderful space for year-round enjoyment. A separate utility room offers practical laundry and storage space, while the feature kitchen is designed with functionality in mind, offering plenty of cabinetry, work surfaces, and natural light. A modern ground floor bathroom completes the downstairs layout.

Key Features

- SUBSTANTIAL PLOT
- THREE RECEPTION ROOMS
- FITTED KITCHEN AND BATHROOM
- POPULAR LOCATION
- VIEWING ESSENTAIL
- TWO BEDROOM END OF TERRACE HOME
- UTILITY ROOM
- DRIVEWAY
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!

Rooms and Dimensions

Reception Room One
13'0" x 11'1" (3.969m x 3.400m)

Reception Room Two
11'1" x 12'11" (3.386m x 3.943m)

Conservatory
8'8" x 8'0" (2.665m x 2.449m)

Utility/ Store Room
7'6" x 3'5" (2.295m x 1.060m)

Kitchen
7'9" x 9'3" (2.376m x 2.840m)

Family Bathroom
7'7" x 5'4" (2.317m x 1.646m)

First Floor Landing

Bedroom One
12'8" x 11'1" (3.886m x 3.403m)

Bedroom Two
12'9" x 10'11" (3.905m x 3.349m)

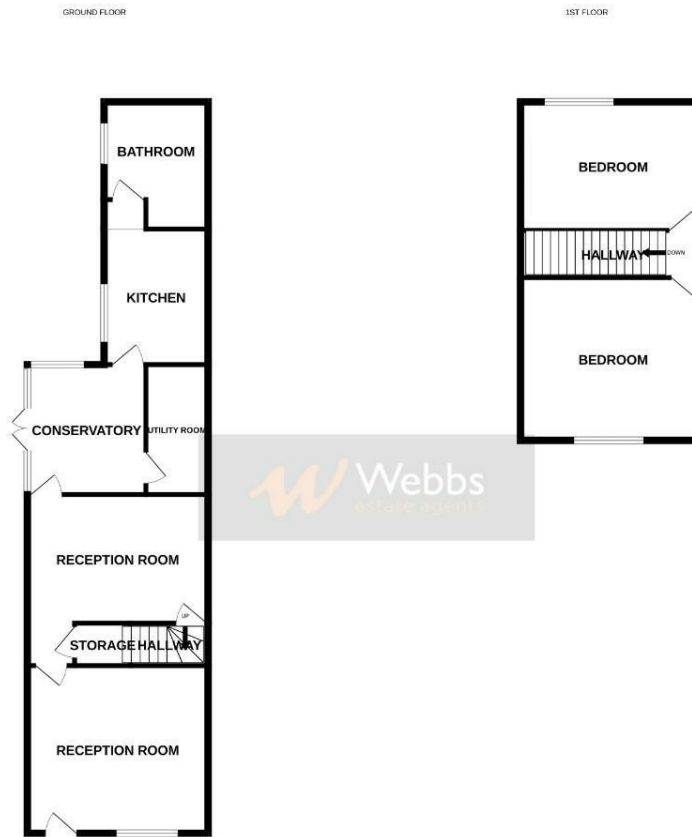
Summer House
10'7" x 9'7" (3.246m x 2.946m)

Identification Checks B

Agents Note

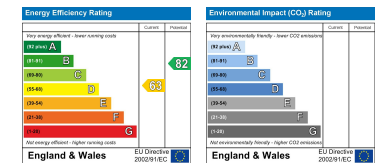






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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