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Church Road | Walsall | WS3 4QN

Asking Price £240,000

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Summary

****THREE BEDROOM TERRACE HOME**IN THE HEART OF PELSALL VILLAGE**DECEPTIVELY SPACIOUS**IMPROVED THROUGHOUT**THREE GENEROUS BEDROOMS**LANDSCAPED REAR GARDEN**DRIVEWAY TO THE FRONT**FITTED KITCHEN AND BATHROOM**NO ONWARD CHAIN**VIEWING ESSENTIAL****

Nestled in the heart of Pelsall Village, Church Road presents a delightful opportunity to acquire a deceptively spacious three-bedroom terraced house, perfectly suited for first-time buyers and those looking to downsize. Overlooking a charming green, this property combines convenience with a modern open-plan living style, making it an attractive choice for anyone seeking a stylish and well-located home.

Upon arrival, you will find off-road parking that leads to a welcoming entrance hall. Inside, the expansive open-plan living, kitchen, and dining area creates an inviting social space, ideal for contemporary family life and entertaining guests. The layout is designed to foster connection and comfort, ensuring that every moment spent here is enjoyable.

The first floor boasts three generously sized bedrooms, two of which are equipped with fitted wardrobes, providing ample storage solutions. A well-appointed family bathroom completes this level, ensuring that all essential amenities are conveniently located.

Key Features

- THREE BEDROOM HOME
- THREE GENEROUS BEDROOMS
- OPEN VIEWS TO THE FRONT
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL
- OPEN PLAN LIVING KITCHEN DINER
- PELSALL VILLAGE LOCATION
- DRIVEWAY
- NO ONWARD CHAIN
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Rooms and Dimensions

Entrance Hall

Guest WC

Lounge

18'3" x 9'5" (5.567m x 2.872m)

Dining Area

10'8" x 7'10" (3.275m x 2.388m)

Kitchen

10'9" x 8'6" (3.287m x 2.603m)

First Floor Landing

Bedroom One

13'0" k x 8'9" (3.967m x 2.669m)

Bedroom Two

11'8" x 8'9" (3.567m x 2.685m)

Bedroom Three

8'11" x 6'10" (2.737m x 2.085m)

Family Bathroom

Identification Checks B







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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer's average energy costs - lower energy costs</p> <p>100-150 £/annum A</p> <p>150-200 £/annum B</p> <p>200-250 £/annum C</p> <p>250-300 £/annum D</p> <p>300-350 £/annum E</p> <p>350-400 £/annum F</p> <p>400-450 £/annum G</p>	<p>Buyer's potential energy costs - lower energy costs</p> <p>100-150 £/annum A</p> <p>150-200 £/annum B</p> <p>200-250 £/annum C</p> <p>250-300 £/annum D</p> <p>300-350 £/annum E</p> <p>350-400 £/annum F</p> <p>400-450 £/annum G</p>	<p>Buyer's average CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	<p>Buyer's potential CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

