



Shortlands Lane | Pelsall | WS3 4AG

Asking Price £260,000



## Summary

**\*\*THREE BEDROOM SEMI WITH GARAGE CONVERSION\*\***\*\*LOUNGE DINER\*\***\*\*MODERN FITTED KITCHEN\*\***\*\*MODERN FITTED BATHROOM\*\***\*\*DRIVE WAY AND CAR PORT\*\***\*\*GENEROUS PLOT\*\***\*\*POPULAR LOCATION\*\***\*\*VIEWING ESSENTIAL\*\*****************

Nestled in the sought-after area of Shortlands Lane, Pelsall, this deceptively spacious three-bedroom house presents an ideal family home. The property has been thoughtfully improved, offering a blend of comfort and modern living.

As you approach, you will notice a generous driveway complemented by a well-maintained lawn area, providing ample space for parking and outdoor enjoyment. Upon entering, you are welcomed by an inviting entrance porch that leads into a bright and airy hall. The dual aspect lounge diner is a standout feature, bathed in natural light and providing direct access to the rear garden, making it perfect for both relaxation and entertaining. The modern fitted kitchen, equipped with contemporary appliances, also features a door leading into the carport, enhancing convenience.

Venturing to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for family members. The modern fitted bathroom is designed with both style and functionality in mind, catering to the needs of a busy household.

## Key Features

- THREE BEDROOM SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- THREE GENEROUS BEDROOMS
- DECEPTIVELY SPACIOUS THROUGHOUT
- VIEWING ESSENTIAL
- GARAGE CONVERSION AND CAR PORT
- MODERN FITTED BATHROOM
- LARGE FRONT AND REAR
- PERFECT FAMILY HOME
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## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge

11'2" x 11'5" (3.408m x 3.489m)

### Dining Area

11'3" x 11'5" (3.452m x 3.482m)

### Kitchen

12'10" x 5'8" (3.927m x 1.746m)

### First Floor Landing

### Bedroom One

11'2" x 11'4" (3.419m x 3.456m)

### Bedroom Two

11'4" x 11'4" (3.459m x 3.471m)

### Bedroom Three

6'3" x 7'2" (1.919m x 2.188m)

### Bathroom

10'7" x 5'8" (3.226m x 1.745m)

### Identification Checks B







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