Walsall Road | Walsall | WS3 4DP

Offers In Excess Of £270,000

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Summary

NO CHAIN**EXTENDED AND IMPROVED FAMILY HOME**ORIGINAL FEATURES THROUGHOUT**TWO RECEPTION ROOMS**UTILITY AND WC**FOUR PIECE FAMILY BATHROOM**VILLAGE OF PELSALL**EN SUITE TO MASTER**LARGE PLOT**VIEWING ESSENTIAL

Webbs Estate Agents are delighted to present this beautifully restored semi-detached family home located on Walsall Road in Pelsall. Just a stone's throw from the vibrant Pelsall Village high street, this property offers an abundance of local amenities right at your doorstep, making it an ideal choice for families and professionals alike.
As you approach the home, you will find a paved driveway leading to a welcoming porch. The ground floor features two spacious reception rooms, including a lounge with a charming feature fireplace, perfect for cosy evenings. The separate dining room flows seamlessly into a stunning kitchen, which is sure to impress any culinary enthusiast. Additionally, there is a separate utility room and a convenient guest WC, enhancing the practicality of this delightful home.
Moving to the first floor, you will discover two generous double bedrooms, along with a versatile office space that can be tailored to your needs. The fabulous four-piece family bathroom is a true highlight, complete with a luxurious roll-top bath, providing a perfect retreat for relaxation.

Key Features

- NO CHAIN
- TWO RECPETION ROOMS
- ORIGINAL FEATURE THROUGHOUT
- GENEROUS PLOT
- VILLAGE OF PELSALL
- EXTENDED AND IMPROVED THROUGOUT
- UTILITY ROOM AND GUEST WC
- FOUR PIECE FAMILY BATHROOM
- FINSHED TO A HIGH STANDARD THROUGHOUT
- DECEPTIVLEY SPACIOUS THREE BEDROOM FAMILY HOME

Rooms and Dimensions

Entrance Porch
3'6" x 4'0" (1.09m x 1.22m)

Lounge
10'10" x 13'3" (3.32m x 4.06m)

Dining Room
15'1" x 13'2" (4.60m x 4.03m)

Kitchen
18'5" x 8'3" (5.63m x 2.53m)

Utility Room
4'3" x 8'3" (1.32m x 2.53m)

Guest WC
8'5" x 4'0" (2.57m x 1.22m)

First Floor Landing

Bedroom Two
11'3" x 12'2" (3.45m x 3.72m)

Bedroom Three
11'9" x 10'1" (3.60m x 3.09m)

Study
6'2" x 5'8" (1.88m x 1.73m)

Family Bathroom
12'4" x 8'5" (3.77m x 2.59m)

Second Floor Landing

Master Bedroom
12'10" x 12'2" (3.93m x 3.72m)

En Suite
11'10" x 4'3" (3.63m x 1.32m)

Identification Checks B

WELCOME TO
OUR
HOME

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Approximate total area(1)

111.7 m²

Reduced headroom

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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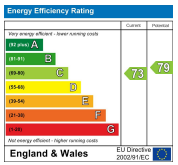

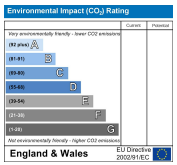

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