



Norbury Avenue | Pelsall, Walsall | WS3 4ND  
Offers In The Region Of £215,000

 **Webbs**  
estate agents

## Summary

**\*\*IMPROVED THREE BEDROOM HOME\*\*MODERN FITTED KITCHEN\*\*MODERN FITTED BATHROOM\*\*CLOSE TO VILLAGE OF PELSALL\*\*NEWLY PAVED DRIVEWAY\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\*MOVE IN READY\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved three-bedroom house located on Norbury Avenue in the charming village of Pelsall, Walsall. This property is ideally situated just a stone's throw away from local amenities, including shops, schools, and excellent transport links, making it perfect for families and commuters alike.

As you approach the home, you will notice the newly paved driveway, providing convenient off-road parking. Upon entering, you are welcomed into an open-plan living and dining room, which offers a spacious and inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen at the rear of the property is a highlight, featuring contemporary fixtures and ample storage space, making it a joy for any home cook.

The first floor boasts three generous bedrooms, each offering a comfortable retreat for rest and relaxation. The layout of the bedrooms ensures plenty of natural light, creating a warm and welcoming environment.

## Key Features

- IMPROVED THREE BEDROOM SEMI
- DETACHED WORKSHOP TO THE REAR
- MODERN FITTED KITCHEN
- CLOSE TO PELSALL VILLAGE
- VIEWING ESSENTIAL
- NEWLY FITTED DRIVEWAY
- FINISHED TO A HIGH STANDARD
- MODERN FITTED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Agents Notes

#### Lounge Diner

20'4" x 15'10" (6.215m x 4.832m)

#### Modern Fitted Kitchen

15'3" x 7'11" (4.661m x 2.437m)

#### First Floor Landing

#### Bedroom One

13'0" x 9'0" (3.984m x 2.757m)

#### Bedroom Two

9'2" x 7'0" (2.816m x 2.157m)

#### Bedroom Three

8'1" x 6'3" (2.483m x 1.928m)

#### Modern Fitted Shower Room

#### Detached Workshop

#### Identification Checks B





GROUND FLOOR

1ST FLOOR



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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