



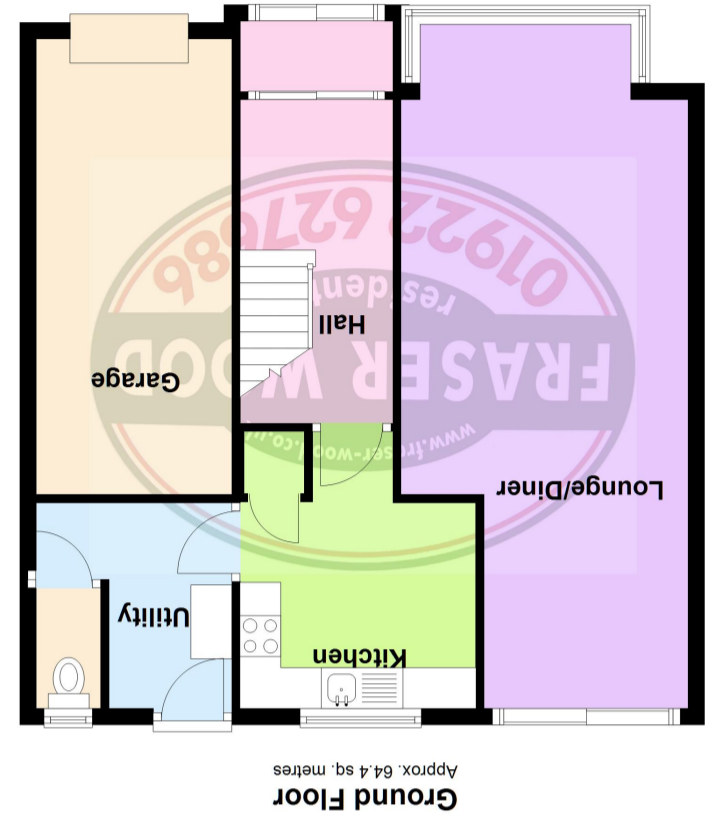
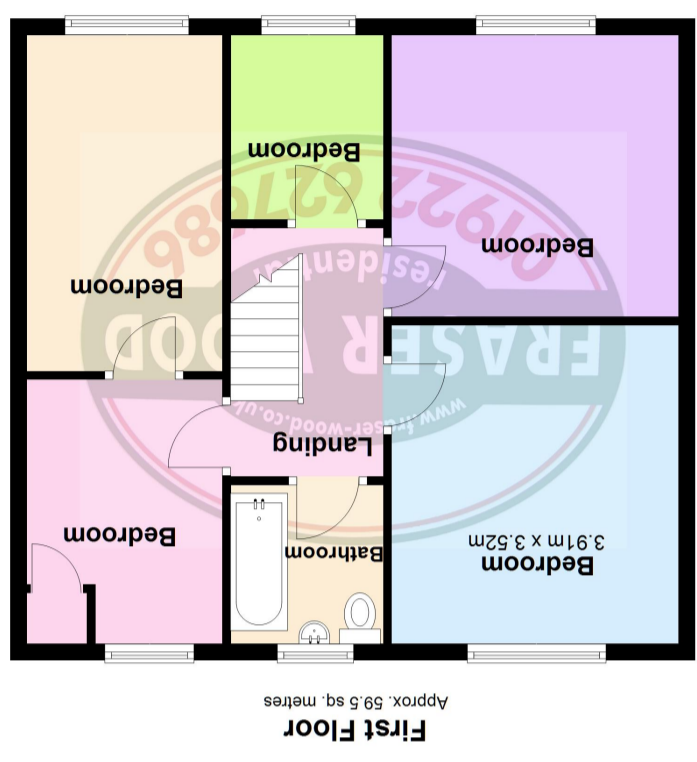
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

209A, Wolverhampton Rd, Pelsall

Energy Efficiency Rating	
Current	Potential
57	75

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209a Wolverhampton Road, Pelsall, WS3 4AW

OFFERS REGION £245,000



209a WOLVERHAMPTON ROAD, PELSALL

Although in need of modernisation/refurbishment, this extended semi-detached house offers an excellent opportunity for the growing family, with versatile accommodation which could be up to five bedrooms on the first floor.

The property is located on the popular Wolverhampton Road, Pelsall, being convenient for all local amenities and public transport services to neighbouring areas. There are also local schools within easy reach of the property.

The accommodation briefly comprises the following:- (all measurements approximate)

GLAZED PORCH

leading to:

RECEPTION HALL

THROUGH LOUNGE/DINING ROOM

25' x 12' maximum, 9' minimum (7.62m x 3.66m, 2.74m) having wooden surround fireplace with tiled inset and gas fire point, two hot water radiators, double glazed window to front and double glazed patio doors leading to the rear garden.

KITCHEN

9' 11" x 11' 5" (3.02m x 3.48m) with part tiled walls, a range of fitted base and wall cupboards with inset stainless steel sink unit having mixer tap, ceramic hob and electric oven, double glazed window, hot water radiator and with useful PANTRY off.

LAUNDRY ROOM

8' 3" x 4' 3" (2.52m x 1.30m) plus additional 3' 6" x 2' 8" (1.06m x 0.81m) with inset stainless steel sink unit, hot water radiator, double glazed door and window leading to rear garden and with GROUND FLOOR W.C. off.



FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

10' 9" x 11' 3" (3.28m x 3.43m) with double glazed window, hot water radiator, three double wardrobes with cupboard storage above and matching drawer unit.

BEDROOM NO 2 (Rear)

11' 9" x 11' (3.58m x 3.35m) with double glazed window and hot water radiator.

BEDROOM NO 3 (Front)

6' 3" x 6' 5" (1.91m x 1.96m) with hot water radiator and double glazed window.

EXTENDED BEDROOM NO 4 (Rear)

10' x 7' (3.05m x 2.13m) with wash hand basin, hot water radiator, double glazed window, cupboard housing the central heating boiler and leading to:

BEDROOM NO 5 (Front)

7' 9" x 12' (2.36m x 3.66m) with hot water radiator and double glazed window.

FULLY TILED BATHROOM

having panelled bath, mixer shower attachment, w.c., wash hand basin, double glazed window and hot water radiator.

OUTSIDE

FOREGARDEN

with lawn and borders and with TARMACADAM DRIVEWAY providing off-road parking and access to the:



INTEGRAL GARAGE

17' 3" x 7' 7" (5.26m x 2.31m)

ENCLOSED, OVERGROWN REAR GARDEN

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/14/03/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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