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17 Fairburn Crescent, Pelsall, Walsall, West Midlands,
WS3 4PU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£425,000

Bill Tandy and Company are delighted to be offering to the market this fabulous four bedroom detached family home which has been renovated to a high specification by its current owners. Fairburn Crescent is at the heart of this popular residential development and having the benefit of still being within its 10 year builder guarantee, is sought after by a wide range of buyers given the easy access to countryside walks, excellent local amenities and highly regarded local schools. The property itself comprises in brief; reception hall, guests cloakroom, lounge, dining room, superb fitted breakfast kitchen, garden room, four good sized bedrooms, the master bedroom having an en suite shower room, and a family bathroom. There are gardens to front and rear alongside a single garage and block paved driveway, and an early viewing of this property is considered essential to fully appreciate the specification throughout.



THROUGH RECEPTION HALL

approached via a modern composite UPVC opaque glazed front entrance door and having two ceiling light points, radiator, stairs to first floor, modern wood effect flooring and doors to further accommodation.

GUESTS CLOAKROOM

having a continuation of the wood effect flooring, modern suite comprising low level W.C. and wall mounted wash hand basin with tiled splashback, decorative archway with inset lights, ceiling light point and lovely UPVC opaque glazed porthole to front.

DINING ROOM

3.60m max into bay x 2.70m (11' 10" max into bay x 8' 10") having ceiling light point, radiator and feature UPVC double glazed bay window to front.

LOUNGE

5.10m max into bay x 3.90m (16' 9" max into bay x 12' 10") having ceiling light point, two wall light points, feature fireplace with marble mantel and hearth with inset gas coal effect real flame fire, radiator and UPVC double glazed bay window with UPVC double glazed doors opening out to the patio area with UPVC double glazed windows to either side.

SUPERB MODERN FITTED BREAKFAST KITCHEN

4.10m x 3.20m (13' 5" x 10' 6") having a continuation of the contemporary wood effect flooring, This beautifully designed kitchen blends solid oak units with modern wooden Shaker style units and finished with sleek quartz worktops and matching splashbacks mounted upon, with matching wall mounted cupboards incorporating opaque glazed display cabinets, inset sink and drainer with a flexi-hose mono mixer tap, eye-level self cleaning oven and combination microwave oven, integrated fridge/freezer, five burner gas hob with overhead extractor, space and plumbing for dishwasher, breakfast bar, opening through to the garden room and door to a pantry/store with built-in shelving and light point. To the rear of the kitchen is a UPVC opaque double glazed door leading to the garage utility room.



GARDEN ROOM

2.90m x 2.90m (9' 6" x 9' 6") having a continuation of the contemporary wood effect flooring, aluminium framed double glazed triple bi-fold doors to one wall, aluminium framed double glazed windows to a further wall framing the garden, pitched insulated roof with two Velux windows flooding the room with natural light, recessed downlights, radiator and fittings for wall mounted T.V.'s.

GARAGE UTILITY ROOM

4.90m x 2.40m (16' 1" x 7' 10") having a small amount of pitched roof storage, UPVC opaque glazed double doors with opaque glazing all around, power points, roll top work surface with base units below and inset sink and drainer, space and plumbing for washing machine and tumble dryer and boiler.

FIRST FLOOR LANDING

having light tunnel flooding the area with natural light, smoke detector, ceiling light point, airing cupboard housing the pressurised tank for the condensing boiler and loft access hatch giving access to the insulated loft with light point. Doors lead off to further accommodation.

BEDROOM ONE

3.80m x 3.80m into wardrobes (12' 6" x 12' 6" into wardrobes) having lovely wood effect flooring, two UPVC double glazed windows to front, ceiling light point, facilities



for wall mounted T.V.'s, built-in wardrobes with four mirrored sliding doors, radiator and door to:

EN SUITE SHOWER ROOM

having floor and wall tiling, white suite comprising pedestal wash hand basin, low level W.C. and enclosed shower with glazed bi-fold door and electric shower fitment, heated towel rail, wall mounted mirrored cupboards, UPVC opaque double glazed window to front and recessed downlights.

BEDROOM TWO

3.50m max into wardrobes x 2.80m (11' 6" max into wardrobes x 9' 2") having wood effect flooring, radiator, ceiling light point, UPVC double glazed window to rear and built-in wardrobes with triple mirrored sliding doors.

BEDROOM THREE

2.50m x 2.50m min not incorporating built-in wardrobes (8' 2" x 8' 2" min not incorporating built-in wardrobes) having wood effect flooring, UPVC double glazed window to front, radiator, ceiling light point and built-in double wardrobe with mirrored sliding door.

BEDROOM FOUR

2.90m x 2.40m (9' 6" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to rear.



FAMILY BATHROOM

having tiled floor, ceramic tiled walls, modern white suite comprising low level W.C., pedestal wash hand basin and panelled bath with gravity fed shower appliance, wall mounted mirrored storage cupboard, recessed downlights, heated towel rail and UPVC opaque double glazed window to rear.

OUTSIDE

The property is set back from the road behind a block paved driveway suitable for two vehicles and a shaped foregarden to the side. A side access leads round to a private fence enclosed rear garden being mainly laid to lawn and having shaped slate patio seating area, raised pebble beds and borders and a charming railway sleeper bench.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

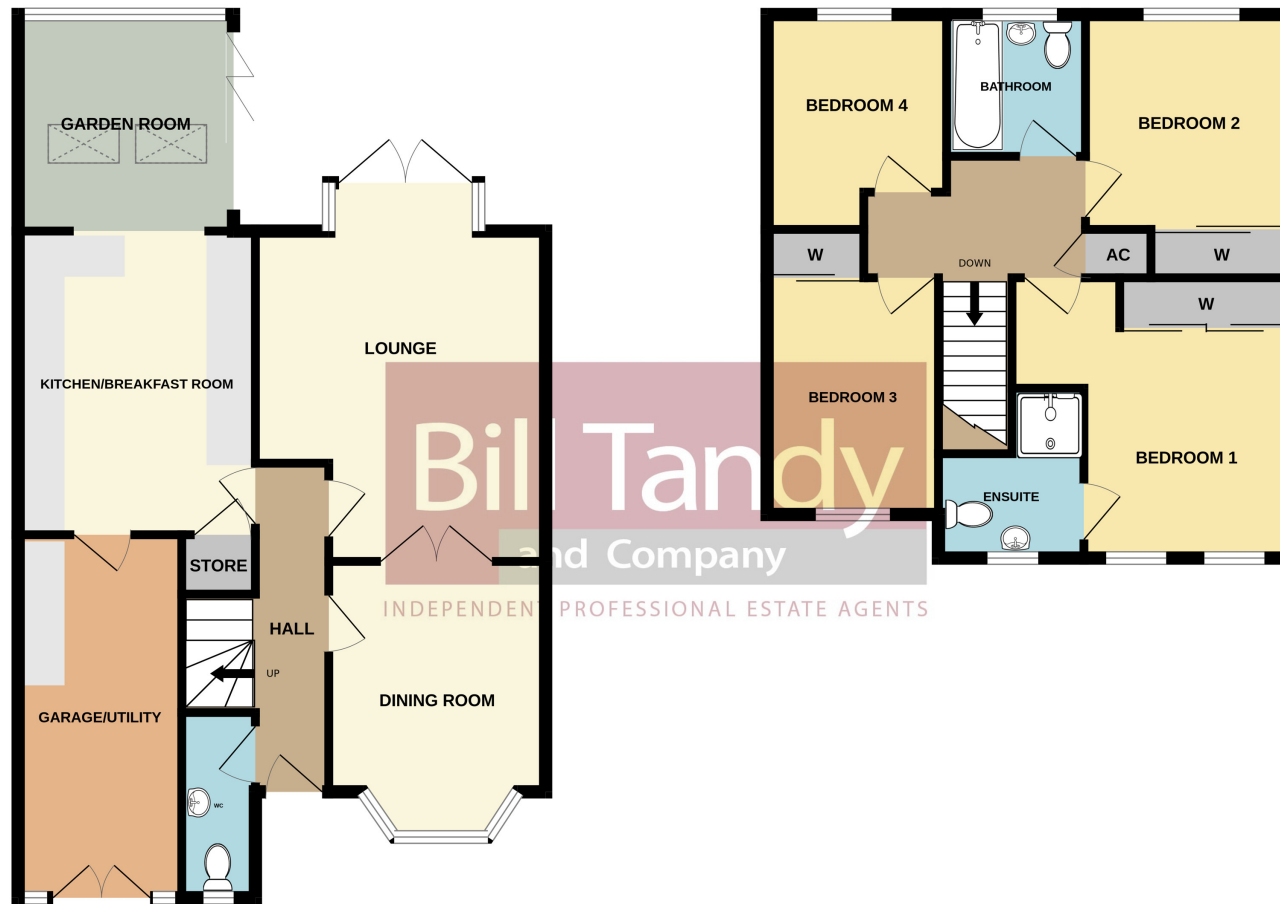
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

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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