



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.

While every attempt has been made to ensure the accuracy of the floor plan, measurements, dimensions or specifications, Fraser Wood is not responsible for any errors or omissions. The floor plan is for information only and should not be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been visited and no guarantee is given. Make your own enquiries to ensure you are satisfied.



GROUND FLOOR

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



181a Wolverhampton Road, Pelsall, WS3 4AW

OFFERS REGION £255,000



181a WOLVERHAMPTON ROAD, PELSALL

This two bedroomed detached bungalow occupies a pleasant position in this popular residential area, being well served by local amenities within Pelsall village centre and public transport services to neighbouring areas.

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

SIDE ENTRANCE/VERANDAH

with UPVC doors to both front and rear.

RECEPTION HALL

having UPVC entrance door, two ceiling light points, central heating radiator, airing cupboard housing the central heating boiler, built-in store cupboard and UPVC double glazed window to side.

LOUNGE

13' 11" x 12' 5" (4.24m x 3.78m) having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices, three wall light points and feature fireplace surround with fitted gas fire.

KITCHEN

10' 10" x 10' 4" (3.30m x 3.15m) having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, fully tiled walls, electric cooker point, appliance space, plumbing for automatic washing machine, tiled floor, ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC door to side passage.

BEDROOM NO 1

10' 11" x 10' 0" (3.33m x 3.05m) having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices.

BEDROOM NO 2

10' 11" x 10' 6" (3.33m x 3.20m) having UPVC double glazed window to side, ceiling light point and central heating radiator.

SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to front.

UTILITY

having Belfast sink unit and lighting.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, a variety of trees and bushes and pathway to front door.

GARAGE

15' 11" x 8' 0" (4.85m x 2.44m) having doors to front, power and lighting, UPVC double glazed window and door to rear courtyard.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, a variety of trees and bushes and well stocked flower and shrub borders. BRICK BUILT STORAGE SHED and a further courtyard area.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/10/23

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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.

