



225 WOLVERHAMPTON ROAD, PELSALL

This well-presented, extended detached house occupies a pleasant position in this popular area of Pelsall, being well served by local amenities including public transport services to neighbouring areas, shopping facilities in the village centre, Pelsall Common and a good range of schools for children of all ages.

Viewing is highly recommended to fully appreciate the spaciouly proportioned family accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC double glazed door and windows.

RECEPTION HALL

having UPVC door, ceiling light point, central heating radiator, wood effect poly flooring and stairs off to first floor.

LOUNGE

4.38m into bay x 3.33m (14' 4" x 10' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature gas fire.

DINING AREA

3.47m x 3.30m (11' 5" x 10' 10") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator, coved cornices and wood effect poly flooring.

KITCHEN

3.50m x 3.55m maximum (11' 6" x 11' 8") having inset stainless steel sink unit, wall, base and drawer cupboards, quartz work tops, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated dishwasher, pin spot lighting, central heating radiator, wine rack, wood effect poly flooring and UPVC double glazed window to rear.



SITTING ROOM

3.89m x 3.20m (12' 9" x 10' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and wood effect poly flooring.

UTILITY ROOM

2.16m x 1.54m (7' 1" x 5' 1") having inset stainless steel sink unit, quartz work top, base cupboard, three quarter height larder unit, plumbing for automatic washing machine, appliance space, pin spot lighting, wood effect poly flooring, UPVC double glazed window to side and UPVC door to rear garden.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, pin spot lighting, central heating radiator, extractor fan, wood effect poly flooring and UPVC double glazed window to side.

FIRST FLOOR LANDING

having two ceiling light points, central heating radiator, loft hatch, airing cupboard and UPVC double glazed window to side.

BEDROOM NO 1

4.50m x 3.34m (14' 9" x 10' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

EN SUITE 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, tiled floor, extractor fan and UPVC double glazed window to front.

BEDROOM NO 2

3.50m x 3.33m (11' 6" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.



BEDROOM NO 3

3.19m x 3.11m (10' 6" x 10' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 4

3.20m x 2.50m (10' 6" x 8' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor, extractor fan, airing cupboard housing the central heating boiler and UPVC double glazed window to rear.

OUTSIDE

FOREGARDEN

having EXTENSIVE DRIVEWAY providing off-road parking for several vehicles, mature lawn, flower and shrub borders and pathway to front entrance door.

BEAUTIFUL REAR GARDEN

having timber fencing surrounds, paved patio area with steps leading to further paved area, perfect for alfresco dining, mature lawn, flower and shrub borders, a variety of trees and bushes, cold water hose tap and side access gates.

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 to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.

LS/DBH/13/03/25

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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.

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.