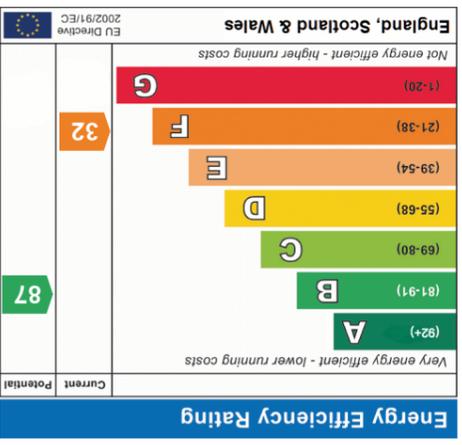




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



89 Norbury Avenue, Pelsall, WS3 4NE

OFFERS REGION £159,950



89 NORBURY AVENUE, PELSALL

This conveniently situated semi-detached house, although in need of certain modernisation/refurbishment, is conveniently situated within reasonable walking distance of Pelsall village centre and is well served by other local amenities including schools for children of all ages and public transport services to neighbouring areas.

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

UPVC DOUBLE GLAZED PORCH

leading to:

LARGE HALLWAY

with access to the side covered passageway between the front and rear of the property, having electric wall radiator.

PART TILED BATHROOM

having bath with mixer shower attachment, w.c., wash hand basin, UPVC double glazed window and electric towel radiator.

LOUNGE

15' 9" x 9' 2" (4.80m x 2.79m) with electric wall heater, UPVC double glazed window and with access to:

KITCHEN

8' 4" x 8' 7" (2.54m x 2.62m) having a range of base and wall cupboards, work surfaces, UPVC double glazed window and with access to the rear garden.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

13' 0" x 8' 10" (3.96m x 2.69m) with UPVC double glazed window.

BEDROOM NO 2 (Rear)

11' 4" x 9' 0" (3.45m x 2.74m) with UPVC double glazed window.

BEDROOM NO 3 (Rear)

8' 3" x 6' 8" (2.51m x 2.03m) with UPVC double glazed window.

OUTSIDE

PAVED FOREGARDEN

with OFF-ROAD PARKING from Norbury Avenue.

COVERED SIDE PASSAGEWAY

providing access to both front and rear.

ENCLOSED REAR GARDEN

with is mainly laid to lawn, which is presently overgrown.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/26/02/26

© FRASER WOOD 2026.

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.

