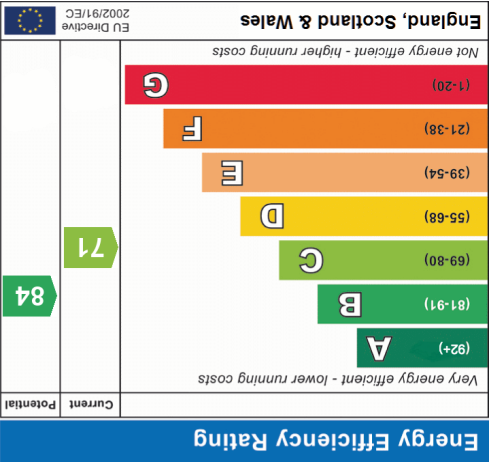




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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



38 Chapel Street, Pelsall, WS3 4LW

OFFERS REGION £289,950



38 CHAPEL STREET, PELSALL

Conveniently situated semi-detached house occupying a pleasant position in this popular residential area of Pelsall, within easy reach of local shopping facilities in the village centre, public transport services to neighbouring areas, Pelsall Common and a good range of schools for children of all ages.

The well presented accommodation, which has the benefit of three double bedrooms and a UPVC double glazed conservatory to the rear, briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, laminate flooring, under stairs storage space and stairs off to first floor.

THROUGH LOUNGE/DINING ROOM

8.21m x 3.24m (26' 11" x 10' 8") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, wooden flooring, coved cornices, feature fireplace surround with fitted gas fire and UPVC double glazed sliding patio door to conservatory.

CONSERVATORY

3.22m x 2.45m (10' 7" x 8' 0") having UPVC double glazed windows and UPVC double glazed door to rear garden.

KITCHEN

2.77m x 2.40m (9' 1" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, integrated fridge, tiled flooring, ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

4.63m x 3.24m (15' 2" x 10' 8") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.51m x 2.75m (11' 6" x 9' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

3.80m x 3.10m maximum, 2.29m minimum (12' 6" x 10' 2", 7' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, built-in store cupboard and UPVC double glazed window to rear.

OUTSIDE

GRAVELLED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE

3.99m x 2.13m (13' 1" x 7' 0") having up-and-over entrance door and UPVC double glazed window to side.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders and a variety of trees and bushes.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/04/24

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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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