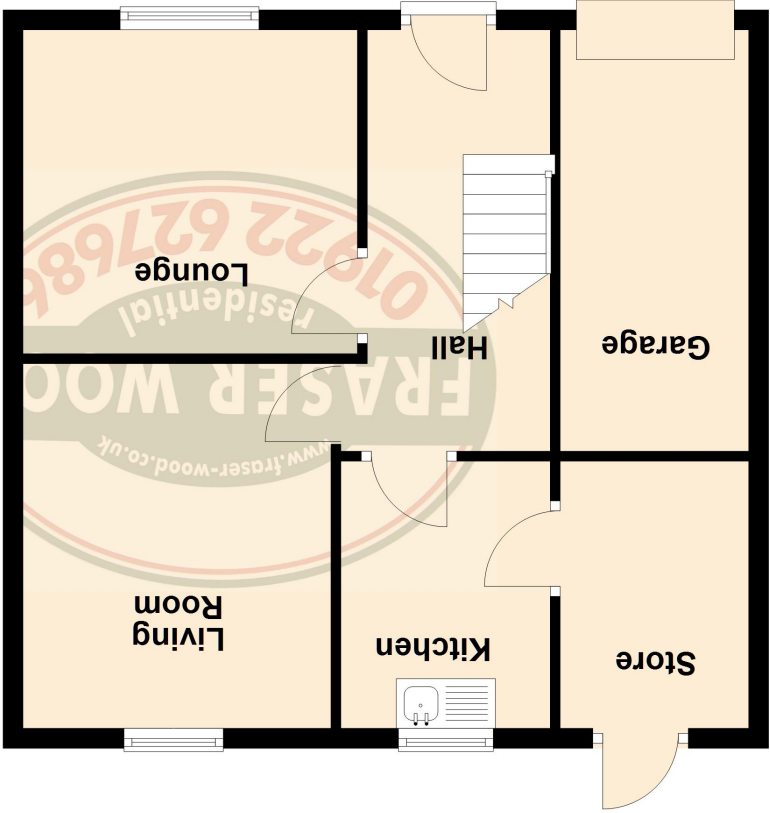


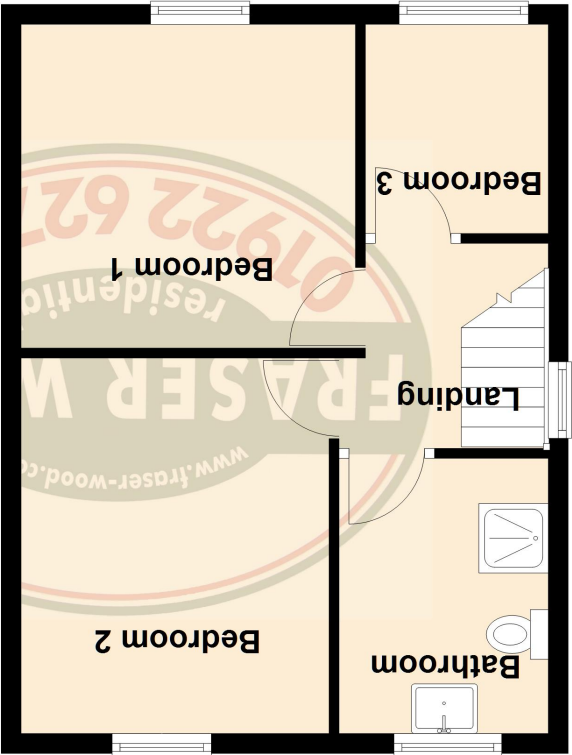


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 89.4 sq. metres (962.2 sq. feet)



Ground Floor
Approx. 51.4 sq. metres (553.8 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.5 sq. feet)

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Current		
Potential		
	73	79



34 Hillside Crescent, Pelsall, WS3 4JL

OFFERS REGION £225,000



34 HILLSIDE CRESCENT, PELSALL

This conveniently situated semi-detached house is located close to St Michael's School and is within easy reach of all local amenities including public transport services to neighbouring areas, Pelsall Common and shopping facilities in Pelsall village centre.

Although requiring certain refurbishment the property offers an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

SMALL PORCH

HALLWAY

with hot water radiator.

THROUGH LOUNGE/DINING ROOM

24' 9" x 10' 11" maximum, 9' 7" minimum (7.54m x 3.33m, 2.92m) with two hot water radiators, UPVC double glazed window to front elevation and double glazed patio door opening to the rear garden.

KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m) with part tiled walls, tiled flooring, inset stainless steel sink unit, a range of fitted base and wall cupboards, integrated ceramic hob and electric oven.

POTENTIAL SIDE LAUNDRY ROOM/STORES AREA

7' 0" x 8' 0" (2.13m x 2.44m) with a range of fitted base and wall cupboards.

FIRST FLOOR LANDING

with UPVC double glazed window and double panel hot water radiator.



BEDROOM NO 1 (Front)

12' 2" x 10' 2" (3.71m x 3.10m) with UPVC double glazed window and built-in double and three quarter wardrobe.

BEDROOM NO 2 (Rear)

11' 0" x 10' 2" (3.35m x 3.10m) with hot water radiator, UPVC double glazed window, two built-in double and single wardrobes with additional drawer storage.

BEDROOM NO 3 (Front)

8' 3" x 7' 0" (2.51m x 2.13m) with hot water radiator, UPVC double glazed window and built-in double wardrobe.

TILED SHOWER ROOM

having walk-in shower tray, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

LAWNED FOREGARDEN

with borders and LONG BLOCK PAVED DRIVEWAY providing off-road parking and access to the:

SIDE GARAGE

18' 5" x 8' 5" (5.61m x 2.57m) with wooden entrance doors.

LONG ENCLOSED REAR GARDEN

with mature lawn and border, greenhouse, ornamental garden pond and fruit trees.

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. AGENTS' NOTE: Please note that the electric stairlift and smaller greenhouse are not included in the sale and will be removed from the property prior to completion.

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.

AP/DBH/15/10/25

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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.

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