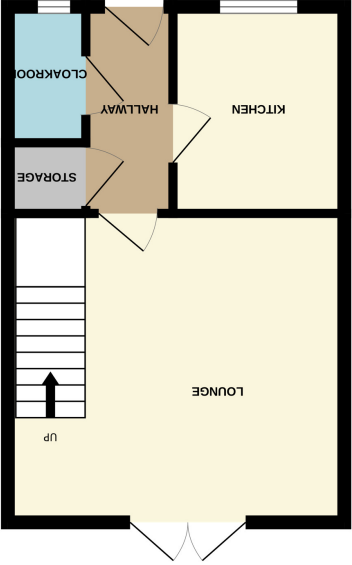


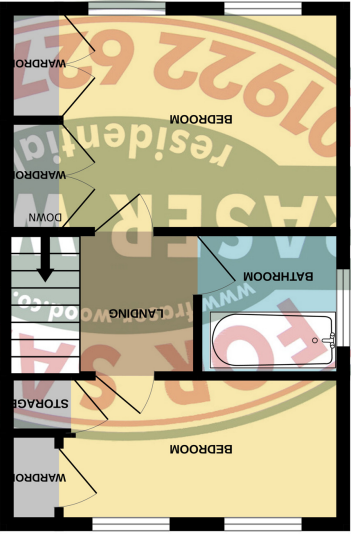


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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

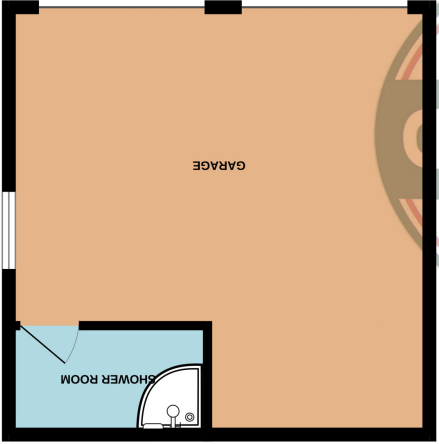
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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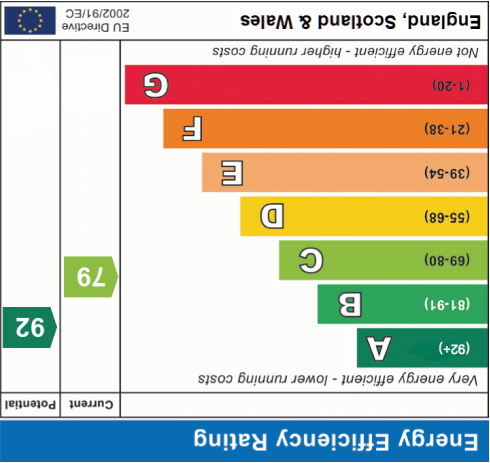
GROUND FLOOR



1ST FLOOR



GARAGE



22 Unity Drive, Pelsall, WS3 4RA

OFFERS REGION £235,000





## 22 UNITY DRIVE, PELSALL

This well-presented, modern, two bedroomed end town house occupies a pleasant position in this popular residential area, being well served by local amenities, including public transport services to neighbouring areas, schools for children of all ages and shopping facilities in Pelsall village centre.

The property has the benefit of a double garage plus additional secure gated parking facilities and internal viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard with plumbing for automatic washing machine.

### GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

### LOUNGE

4.37m x 4.31m (14' 4" x 14' 2") having UPVC double glazed French doors to rear garden, two ceiling light points with additional pin spot lighting, central heating radiator, coved cornices, under stairs storage space and stairs off to first floor.

### KITCHEN

2.68m x 2.24m (8' 10" x 7' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated fridge freezer, pin spot lighting, appliance space, tiled floor and UPVC double glazed window to front.

### FIRST FLOOR LANDING

having ceiling light point and loft hatch.

### 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.

### BEDROOM NO 1

3.69m x 2.91m (12' 1" x 9' 7") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and range of fitted wardrobes.

### BEDROOM NO 2

3.68m x 1.91m (12' 1" x 6' 3") having two UPVC double glazed windows to rear, ceiling light point, central heating radiator, built-in wardrobes and built-in storage cupboard.

### BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to side.

### OUTSIDE

#### LAWNED FOREGARDEN

having SIDE DRIVEWAY providing off-road parking and pathway to front entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, timber garden shed with power, SECURE REAR PARKING with double gates to front.

## GARAGE

5.55m x 5.47m (18' 3" x 17' 11") having two up-and-over doors, power and lighting. BAR AREA and window to side.

## SHOWER ROOM

having shower cubicle, wash hand basin, low flush w.c. and ceiling light point.

## 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](http://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.

LS/DBH/23/06/25

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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.