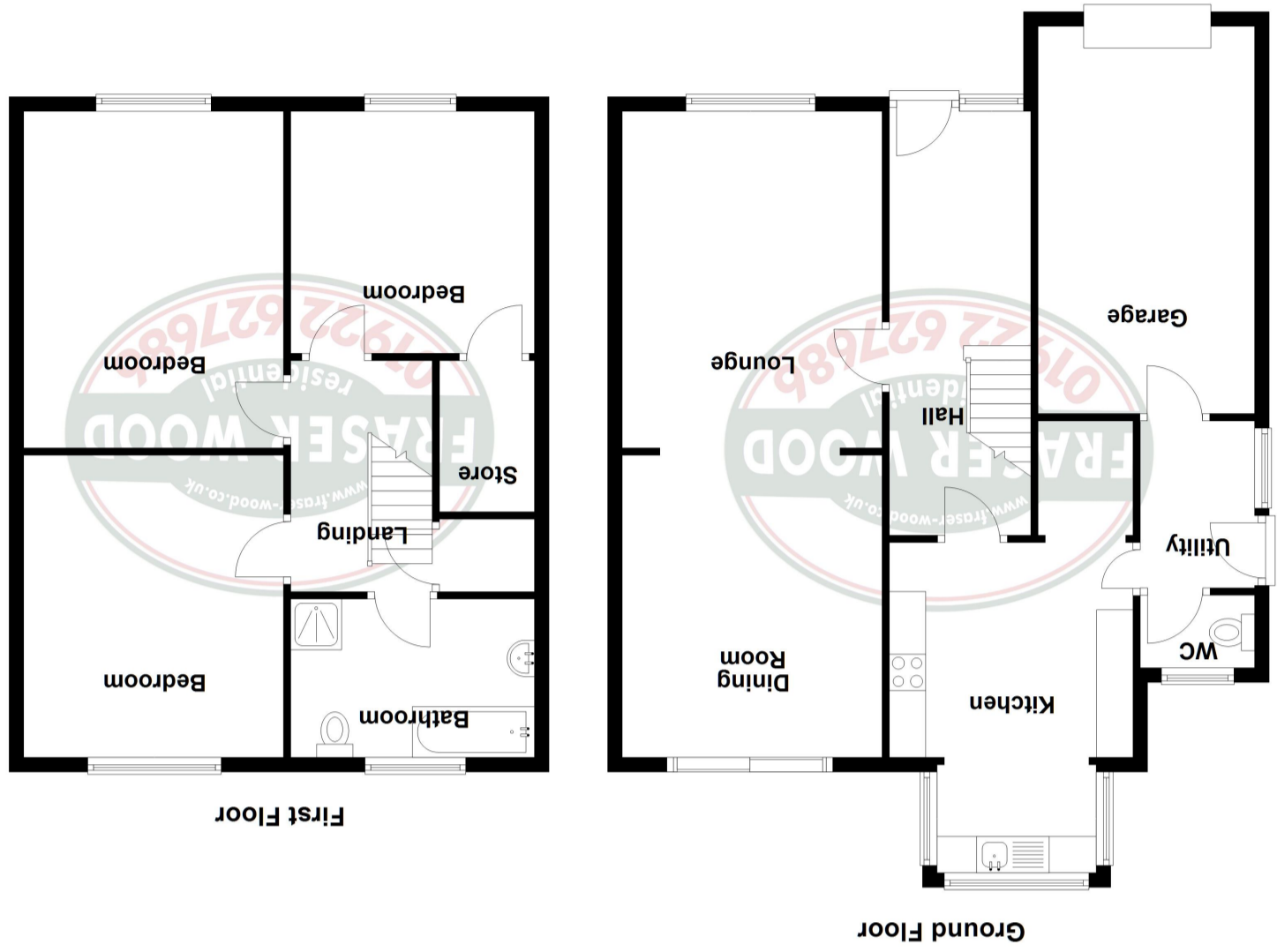




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
55	67



13 Daisy Bank Close, Pelsall, WS3 4BL

OFFERS REGION £325,000



### 13 DAISY BANK CLOSE, PELSALL

Conveniently situated three bedroomed detached family residence occupying a pleasant position in this popular resident area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The accommodation affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)



#### RECEPTION HALL

having entrance door, ceiling light point, electric storage heater, under stairs storage cupboard and stairs off to first floor.

#### THROUGH LOUNGE

8.02m x 3.50m (26' 4" x 11' 6") having double glazed window to front, two ceiling light points, two electric storage heaters, coved cornices, brick built fireplace surround with fitted electric fire and double glazed patio door to rear garden.

#### KITCHEN

4.06m x 2.87m (13' 4" x 9' 5") having inset sink unit, wall, base and drawer cupboards, tiled splash back surrounds, electric cooker point with extractor hood over, appliance space, tiled floor, strip light, electric storage heater, double glazed windows to side and rear and door to utility.



#### UTILITY

having Belfast sink unit, ceiling light point, double glazed window and door to side.

#### GUEST CLOAKROOM

having low flush w.c., ceiling light point, splash back surrounds and double glazed window to rear.



#### FIRST FLOOR LANDING

having ceiling light point, airing cupboard, coved cornices and loft hatch.

#### BEDROOM NO 1

4.26m x 3.51m (14' 0" x 11' 6") having double glazed window to front, ceiling light point, electric storage heater and coved cornices.

#### BEDROOM NO 2

3.64m x 3.52m (11' 11" x 11' 7") having double glazed window to rear, ceiling light point, electric storage heater and coved cornices.

#### BEDROOM NO 3

3.02m x 2.27m (9' 11" x 7' 5") having double glazed window to front, ceiling light point, electric storage heater, coved cornices and built-in store cupboard.



#### BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, heated towel rail, extractor fan and double glazed window to rear.

#### OUTSIDE

##### FRONT DRIVEWAY

providing off-road parking for several vehicles, lawn and pathway to front door.

##### GARAGE

5.14m x 2.74m (16' 10" x 9' 0") having up-and-over entrance door, power and lighting and window to side.



#### ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, cold water hose tap and side access gate.

#### SERVICES

Company water, 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](http://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/29/10/24

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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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