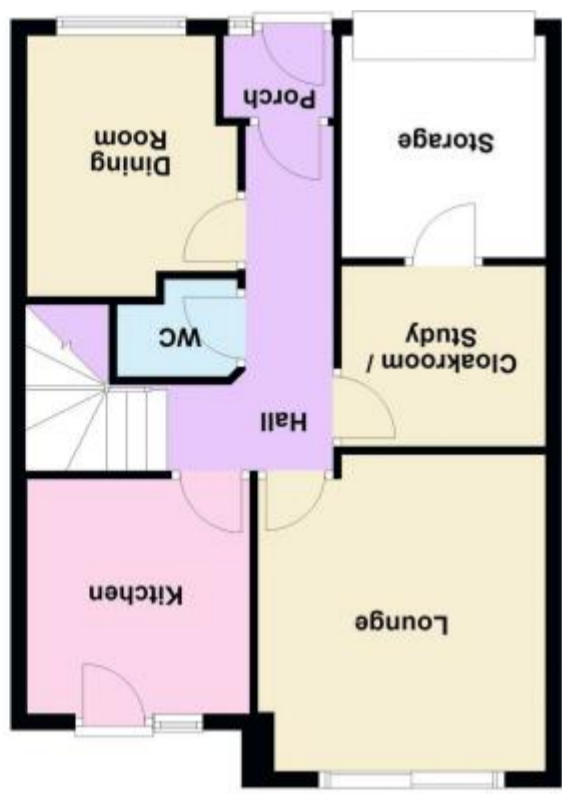
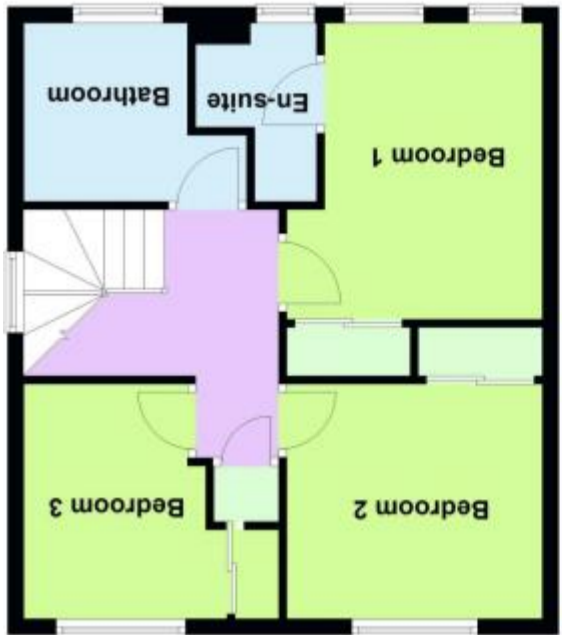




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
81	62



3 Priam Grove, Pelsall, WS3 4PZ

OFFERS REGION £300,000



### 3 PRIAM GROVE, PELSALL

This modern three bedroomed detached family house is conveniently situated in this popular residential area, being well served by all amenities including schools for children of all ages, public transport services to neighbouring areas and local shopping facilities.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

#### PORCH

having UPVC double glazed door and window to front, and tiled flooring.

#### RECEPTION HALL

having entrance door, two ceiling light points, central heating radiator and laminate flooring.

#### GUEST CLOAKROOM

having low flush w.c., wash hand basin, part tiled walls, ceiling light point, central heating radiator and extractor fan.

#### LOUNGE

3.93m x 3.43m (12' 11" x 11' 3") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.

#### DINING ROOM

3.08m x 2.49m (10' 1" x 8' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and laminate flooring.



#### KITCHEN

2.80m x 2.62m (9' 2" x 8' 7") having inset 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, tiled floor, strip light, plumbing for automatic washing machine, appliance space, UPVC double glazed window and door to rear garden.

#### UTILITY/STUDY

2.42m x 2.13m (7' 11" x 7' 0") having strip light and central heating boiler.

#### FIRST FLOOR LANDING

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

#### BEDROOM NO 1

3.62m x 3.23m (11' 11" x 10' 7") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in mirrored wardrobes.

#### EN SUITE

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to front.

#### BEDROOM NO 2

3.20m x 2.80m (10' 6" x 9' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

#### BEDROOM NO 3

2.94m x 2.40m (9' 8" x 7' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.



#### FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

#### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking for several vehicles, mature lawn with plated borders and with pathway to front entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, gravelled area, a variety of trees and shrubs, timber garden shed and with side access gate.

#### GARAGE/STORE

2.60m x 2.42m (8' 6" x 7' 11") having up-and-over entrance door.

#### 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](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/14/06/24

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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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