



## 149 PELSALL ROAD, BROWNHILLS

Although in need of certain modernisation and refurbishment, this semi-detached house occupies a prominent corner position at the junction with Clayhanger Lane and Pelsall Road, behind a service road, offers an excellent opportunity for the discerning purchaser. The property has an extensive side area which affords potential for extension, subject to necessary planning permission/building regulations.

The accommodation briefly comprises the following: - (all measurements approximate)

### RECEPTION HALL

### FRONT LOUNGE

14' 10" x 14' 10" into bay (4.52m x 4.52m) with gas fire point, UPVC double glazed window and hot water radiator.

### REAR KITCHEN

11' x 9' 5" (3.35m x 2.87m) with part tiled walls, fitted base unit with stainless steel sink unit, a range of wall cupboards, UPVC double glazed window and with useful PANTRY off.

### LOBBY

with hot water radiator and spacious storage cupboard off.

### SEPARATE W.C. off

### SHOWER ROOM

having Triton T80 shower, wash hand basin, towel radiator and hot water radiator.

### FIRST FLOOR LANDING

### BEDROOM NO 1 (Front)

17' 9" x 9' 3" (5.41 x 2.82m) with two UPVC double glazed windows and double panel hot water radiator.

### BEDROOM NO 2 (Rear)

14' 3" x 8' 9" (4.34m x 2.67m) with hot water radiator, central heating boiler and UPVC double glazed window.

### BEDROOM NO 3 (Rear)

11' x 8' 9" (3.35m x 2.67m) with hot water radiator and UPVC double glazed window.

### OUTSIDE

### EXTENSIVE LAWNED FOREGARDEN

with OFF-ROAD PARKING from Pelsall Road leading to VARIOUS OUTBUILDINGS.

A separate SIDE ENTRANCE leads to the:

### ENCLOSED REAR GARDEN

which is mainly laid to lawn.

### 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 B with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/

© FRASER WOOD 2025.

### 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.

