

### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan



## 116 Wolverhampton Road

Pelsall, Walsall WS3 4AE

Offers In The Region Of  
£325,000 Freehold

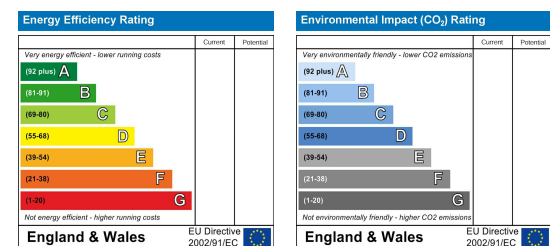


### Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Performance Graphs



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# 116 Wolverhampton Road

Pelsall, Walsall WS3 4AE

Offers In The Region Of £325,000 Freehold



## DESCRIPTION

Nestled on Wolverhampton Road in the charming village of Pelsall, Walsall, this delightful detached house presents an excellent opportunity for families seeking a spacious and traditional home. Spanning an impressive 1,269 square feet, the property is offered with the benefit of no onward chain, allowing for a smooth transition into your new abode.

Upon entering, you are greeted by an enclosed porch that leads into a welcoming entrance hall. The ground floor boasts two generous reception rooms, perfect for both relaxation and entertaining. The breakfast kitchen is thoughtfully designed, providing ample space for family meals, while a convenient side utility room with a WC adds to the practicality of the home.

The first floor features three good-sized bedrooms, ensuring plenty of room for family members or guests. The bathroom is well-appointed, complete with a shower, catering to all your daily needs.

Outside, the property is complemented by a tandem length garage that can accommodate two cars, along with a block-paved driveway for additional parking. The mature rear garden is a true highlight, offering a private and unoverlooked space for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

This traditional family home has been thoughtfully extended, providing a perfect blend of space and comfort. With gas central heating and PVCu double glazing throughout, it promises warmth and efficiency. This property is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make it your own.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED ENCLOSED STORM PORCH

With parquet flooring and an additional PVCu double glazed inner door with side panels leading into the:-

### WELCOMING RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, single panel radiator and glazed doors leading to the following:-

### FRONT RECEPTION ROOM ONE measuring

11'11" x 10'11" (3.65m x 3.33m)

The focal point of which is provided by a modern fire surround with raised hearth and inset electric fire, wall and ceiling lighting, together with coved ceiling and walk in PVCu double glazed bay window overlooking the fore garden with single panel radiator and thermostatic valve.

### EXTENDED REAR RECEPTION ROOM measuring

20'0" max x 10'9" max (6.1m max x 3.3m max)

The focal point of which is provided by a further timber fire surround with over mantle, raised hearth and inset electric fire, wall and ceiling lighting, coved ceiling, double panel radiator with thermostatic valve and aluminium double glazed sliding patio door leading to the rear terrace.

### EXTENDED FITTED KITCHEN measuring

17'0" x 7'6" (5.2m x 2.3m)

Comprehensively equipped in a range of Farmhouse Cream base and wall units, having contrasting Butchers Block effect work surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, a four ring gas hob with extractor hood over and eye level fan assisted electric oven, breakfast bar, ceramic tiling to splash back areas, PVCu double glazed windows to two elevations, useful understairs pantry with shelving space, PVCu double glazed door leading to the:-

### SIDE ENCLOSED VERANDAH measuring

22'11" x 5'2" (7m x 1.6m)

Having PVCu double glazed doors to both front and rear, Perspex roof and partitioned WC with a white contemporary suite comprised of low level WC and corner wash hand basin.

## ON THE FIRST FLOOR

### A SPACIOUS WELL LIT LANDING AREA

With access panel to the boarded and lit loft space, having a fold down ladder, PVCu double glazed window to the side aspect and doors radiating to the following:-

### FRONT BEDROOM ONE measuring

12'1" x 10'11" (3.7m x 3.35m)

Having a PVCu double glazed walk in bay window to the front aspect, with single panel radiator and thermostatic valve and a range of built in bedroom furniture incorporating three double wardrobes and dressing table fitment.

### REAR BEDROOM TWO measuring

10'11" x 11'11" (3.35m x 3.65m)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the rear aspect and a range of built in bedroom furniture incorporating two large double wardrobes and dressing table fitment.

### FRONT BEDROOM THREE measuring

6'6" x 6'6" (2m x 2m)

Having a PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve.

### FULLY TILED FAMILY BATHROOM/WC

Having a Champagne coloured suite comprised of panelled bath, pedestal wash hand basin, low level WC, corner shower cubicle with gravity feed shower and glazed screen, double panel radiator with thermostatic valve, and PVCu double glazed windows to two elevations.

## OUTSIDE

### A SIDE ATTACHED 2 CAR TANDEM LENGTH GARAGE measuring

31'3" x 9'2" (9.55m x 2.8m)

Having double opening metal doors to the front, PVCu double glazed French doors to the rear, fluorescent lighting and housing the Ideal ISAR 30 HE central heating boiler.

## GARDENS

To the front of the property there is a block paved driveway with ample parking for a number of cars, together with open plan lawned fore garden. The rear garden is large and fully enclosed, comprising of raised paved patio with steps down to a lower patio, extending into a level lawn with

well stocked herbaceous borders and a particularly wooded tree lined aspect to the rear.

## GENERAL INFORMATION

TENURE: It is assumed that the subject property is Freehold.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band D.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items details in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

