



Hall Lane
Pelsall

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Lovett&Co. Estate Agents are pleased to offer for sale this charming three bedroom detached, character property, situated in a sought after location and set on a generous plot.

The property has an abundance of character whilst offering spacious living and sleeping accommodation with superbly proportioned rooms throughout. Externally there is a good sized, mature private rear garden which is not overlooked and features a lawn, patio area and a variety of mature plants, shrubs and trees. To the front is a driveway with ample parking and lawn areas to both sides.

On the ground floor, the property features an impressive entrance hallway accessing the lounge, sitting/dining room and a modern fitted breakfast kitchen. There is also an adjoining garage to the side. Upstairs is a glorious open gallery landing with feature stained glass window, two spacious double bedrooms and a further good sized single bedroom plus a family bathroom.

The property also benefits from a substantial loft space with potential for conversion and enabling further sleeping accommodation. The loft measures around 6.10m x 8.67m.

The property is well placed to take advantage of a wide range of amenities in Cannock & Walsall town centres, both being approximately four miles away, with further facilities also available in Pelsall itself. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock & Walsall.

RECEPTION HALL:

Front entrance door, wooden flooring, ceiling light point, useful storage area, carpeted stairs to first floor accommodation, feature stained glass

windows to front and side, doors to sitting/dining room, breakfast kitchen and lounge.

LOUNGE:

3.62m x 4.55m into bay

Feature open grate fireplace set upon a raised hearth with brick surround, carpeted flooring, coving, TV socket, ceiling light points, radiator and bay area with French doors to the rear garden.

SITTING/DINING ROOM:

3.65m x 4.55m into bay

Feature fireplace with fitted electric fire (with gas connection) set on a raised hearth with brick surround, carpeted flooring, coving, ceiling and wall light points, radiator and bay window to front.

BREAKFAST KITCHEN:

2.43m x 5.54m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated dishwasher, range oven, space for fridge-freezer and washing machine, vinyl flooring, ceiling light point, breakfast area, window to rear, door and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, feature stained glass window to front, ceiling light point, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

3.67m x 4.67m into bay

Carpeted flooring, radiator, coving, ceiling light point and window to rear.

BEDROOM TWO:

3.65m x 4.56m into bay

Carpeted flooring, coving, ceiling light point, radiator and bay window to front.

BEDROOM THREE:





2.45m x 2.82m
Carpeted flooring, built in wardrobe, window to rear, coving, ceiling light point and radiator.

FAMILY BATHROOM:

White suite comprising: bath with electric shower, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point and window to rear.

GARAGE:

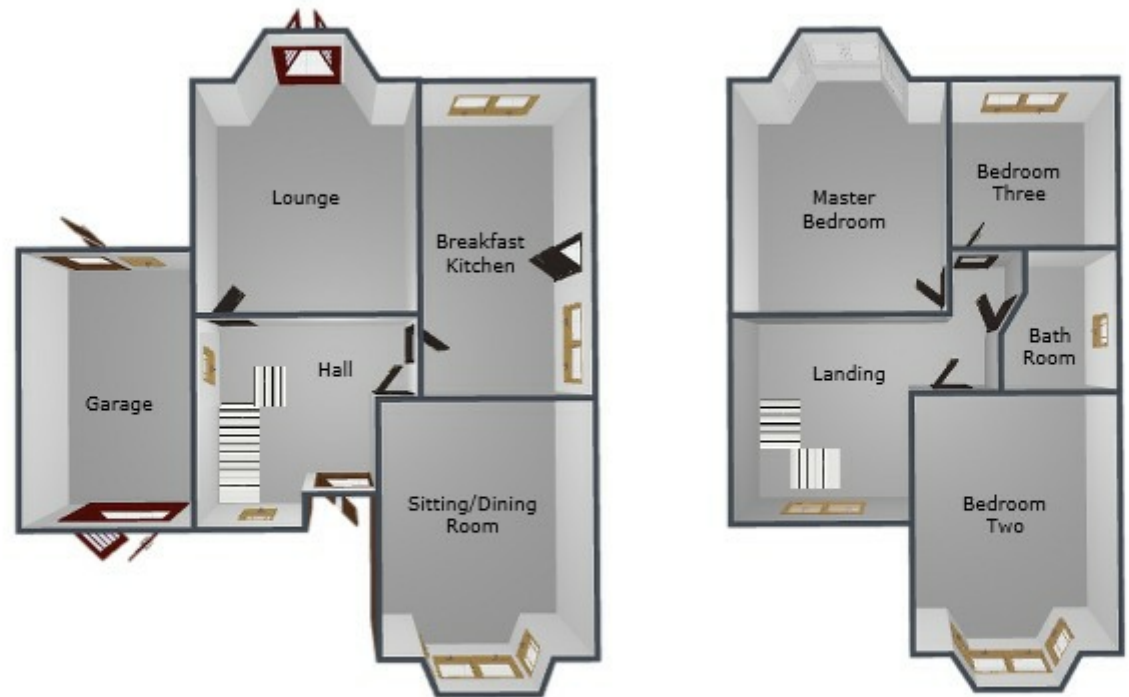
2.50m x 4.39m
Split wooden doors, light and power points, pitched roof with loft, window and door to the rear garden.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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