



£120,000

Pelsall Lane, Rushall, Walsall

Terraced House | 2 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- PRIME 2-BED TERRACE  
ON PELSALL LANE
- IDEAL FOR FIRST-TIME  
BUYERS
- SCHOOLS & TRANSPORT
- VERSATILE LOFT SPACE
- INVESTMENT POTENTIAL

## Property Description

GREAT OPPORTUNITY: 2-BED TERRACED PROPERTY ON PELSALL LANE"

Discover the potential of this charming 2-bed terraced property located on Pelsall Lane. Nestled in a prime location close to schools, travel links, and restaurants, this home presents an excellent opportunity for first-time buyers eager to infuse their personal touch or savvy investors seeking a promising investment.

The exterior, features PVC windows, a well-maintained porch, and render, providing a welcoming kerb appeal. A recently installed boiler ensures reliable heating, while the property's ample loft space invites creative possibilities for either storage or loft conversion.

## Main Particulars

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**Living Room** - 3.89 x 3.73 (12'9" x 12'2") -

**Reception Room** - 3.89 x 3.73 (12'9" x 12'2") -

**Kitchen** - 1.99 x 5.30 (6'6" x 17'4") -

**Bedroom 1** - 3.13 x 2.87 (10'3" x 9'4") -

**Bedroom 2** - 2.94 x 3.70 (9'7" x 12'1") -

**Bath** - 1.99 x 2.88 (6'6" x 9'5") -



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**TOTAL: 79 m<sup>2</sup>**  
**FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>**  
**EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>**

Measurements Are Calculated By Electronic Technology. Entered Manually. Not For Guarantee.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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