



£165,000

Pelsall Lane, Rushall, Walsall

End of Terrace | 3 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- 3-BEDROOM END-TERRACE WITH LOFT ROOM
- STUNNING MODERN KITCHEN
- TWO RECEPTION ROOMS
- CONVENIENT DOWNSTAIRS WC AND UTILITY ROOM.
- BRIGHT FAMILY BATHROOM WITH ELEGANT FINISHES.
- THIRD FLOOR LOFT ROOM
- LOW-MAINTENANCE REAR GARDEN
- EXCELLENT LOCATION IN WS4
- PERFECT FAMILY HOME

## Property Description

SPACIOUS 3-BEDROOM END TERRACE IN WS4 - MODERN FINISHES, READY TO MOVE IN!

Property Summary:

This charming 3-bedroom end-terrace home in WS4 offers a perfect combination of contemporary design and practicality. Situated in a convenient location close to amenities, schools, and transport links, this property is ideal for first-time buyers or growing families.

## Main Particulars

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Step into this spacious and beautifully presented 3-bedroom end-terrace with an additional loft room in WS4. Perfect for families or those needing extra space, this home boasts modern interiors, a sleek kitchen, and versatile living areas.

### Room Descriptions -

**Living Room** - 3.54m x 3.87m (11'7" x 12'8") - A stylish and cosy living space featuring modern lighting, neutral décor, and a striking feature wall with a mounted TV. Ideal for relaxing or entertaining guests.

**Dining Room** - 3.54m x 3.68m (11'7" x 12'0") - Perfect for family meals, this dining area boasts ample natural light and space for a large dining table. A versatile room for entertaining or everyday dining.

**Kitchen** - 2.69m x 3.62m (8'9" x 11'10") - A sleek, modern kitchen fitted with marble-effect countertops, integrated appliances, and a breakfast bar with trendy blue seating. This space seamlessly combines style and functionality.

**Utility Room** - 2.66m x 3.21m (8'8" x 10'6") - A practical utility area offering additional storage and space for laundry appliances, keeping your kitchen clutter-free.

**Downstairs Wc** - 1.36m x 3.29m (4'5" x 10'9") - Conveniently located on the ground floor, this WC features a compact design with modern finishes.

**Primary Bedroom** - 3.54m x 3.15m (11'7" x 10'4") - A spacious and tranquil main bedroom with elegant décor, and plenty of room for storage.

**Bedroom 2** - 2.61m x 3.87m (8'6" x 12'8") - Another generously sized bedroom with ample space for storage and plenty of natural light, making it ideal for family living.

**Bedroom 3** - 2.68 x 3.12m (8'9" x 10'2") - Versatile, this room is perfect for a child's bedroom, guest room, or home office.

**Loft Room** - 3.54m x 2.97m (11'7" x 9'8") - A beautifully converted loft room with a skylight and sloped ceilings. This additional space is perfect as a guest bedroom,

home office, or creative retreat.

**Family Bathroom** - 1.76m x 2.92m (5'9" x 9'6") - A modern bathroom featuring a three-piece suite, rainfall shower over the bathtub, and chic tiling, offering a relaxing and contemporary space.

**Rear Garden** - The low-maintenance rear garden offers great potential for outdoor seating, entertaining, or additional storage with existing outbuildings.

This 3-bedroom end-terrace with an additional loft room is a must-see for buyers looking for a stylish, move-in-ready home in the heart of WS4. Don't miss out - schedule your viewing today!



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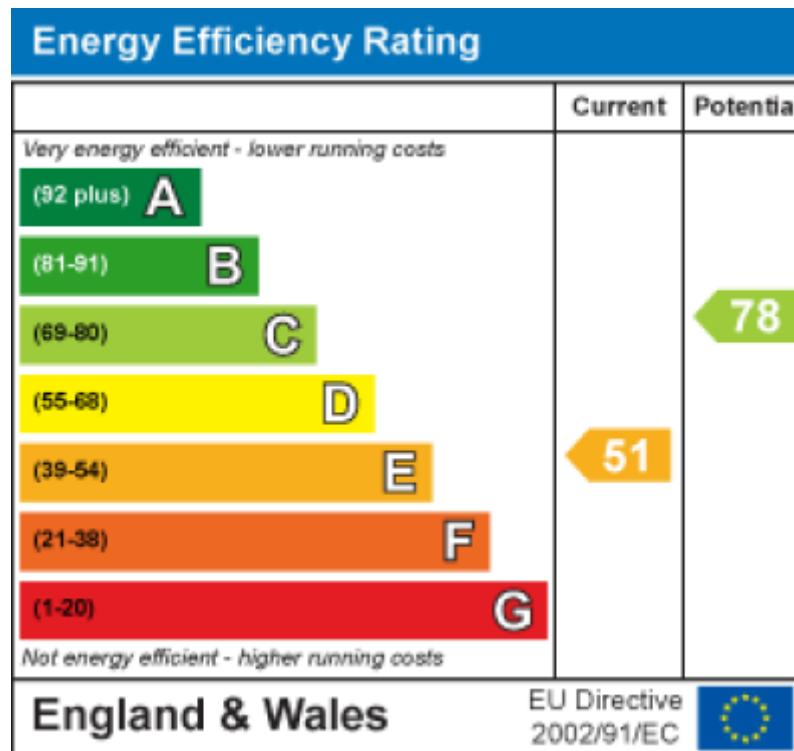




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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