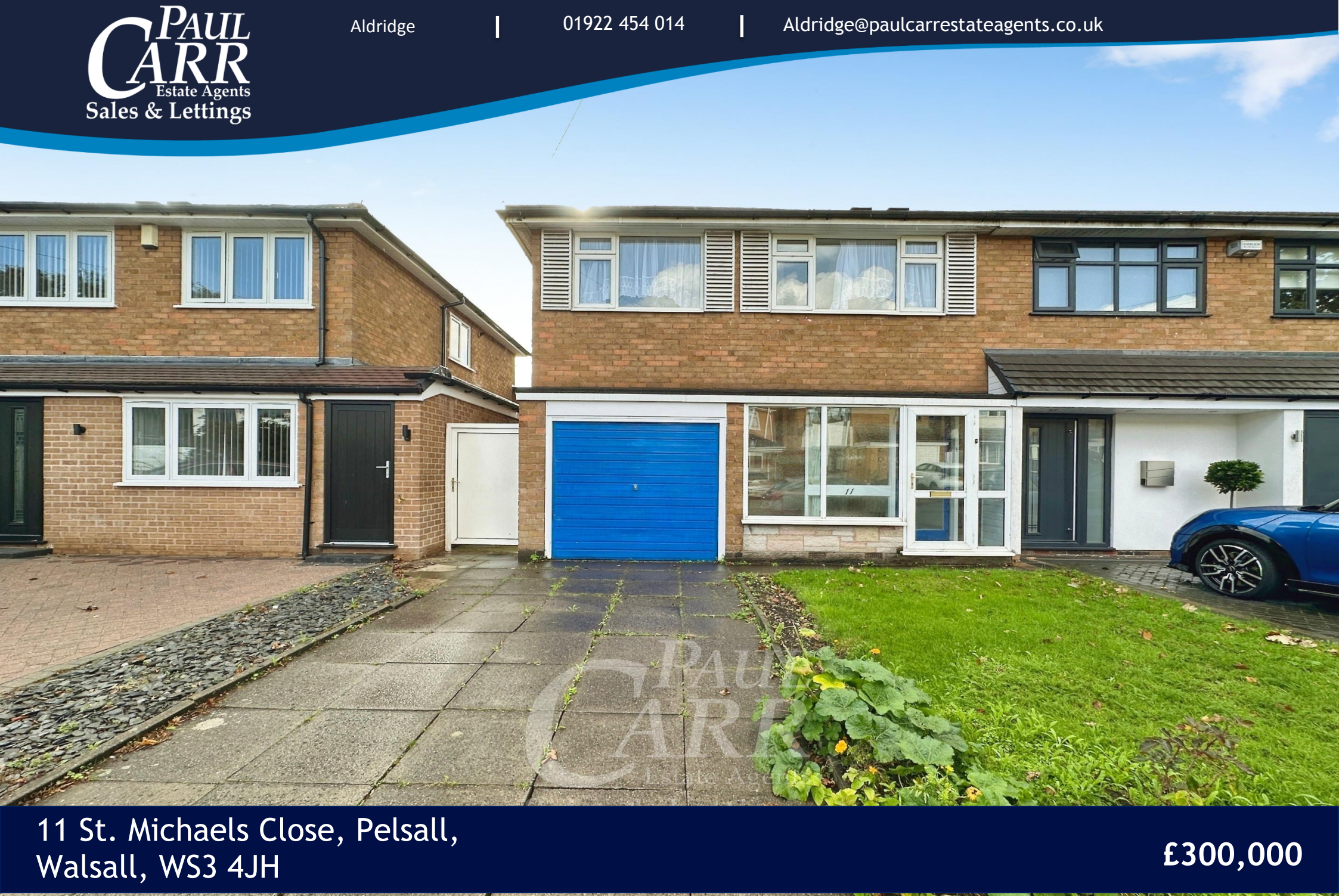
Paul Carr Estate Agents Sales & Lettings

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11 St. Michaels Close, Pelsall, Walsall, WS3 4JH

£300,000

Pelsall

£300,000

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Ground Floor:
The porch features a wall light point and double glazed window to the front elevation, with a door leading into the hallway, which provides stairs rising to the first floor, an understairs storage cupboard and a radiator. The lounge offers a spacious reception area with two ceiling light points, two wall light points, an electric fireplace, radiator and double glazed window to the rear elevation. The kitchen is fitted with a range of wall and base cupboard units, a stainless steel sink with drainer and mixer tap over, gas cooker and hob, space for a fridge/freezer and plumbing for a washing machine, alongside downlighters and a door providing access to the rear garden.

First Floor:
The landing benefits from a loft hatch, storage cupboard, obscure double glazed window to the side elevation and doors leading to three bedrooms and the shower room. Bedroom one features a radiator and double glazed window to the rear elevation, while bedrooms two and three both benefit from radiators and double glazed windows to the front elevation, with bedroom two also offering an overstairs storage cupboard. The shower room comprises a shower cubicle with shower over, wash hand basin and WC, complemented by a radiator and obscure double glazed window to the rear elevation.

Outside:
To the front, the property benefits from a lawned garden with established planting and a paved driveway providing off-road parking and access to the integral garage. The garage offers additional storage or parking space and benefits from a double glazed window to the side elevation and a wall-mounted boiler. To the rear, a patio area with path leading to garden shed, established shrubbery and boundary fencing.





















Property Specification

Entrance Porch -	1' 7" x 10' 9" (0.48m x 3.27m)
Entrance Hallway	
Lounge/Diner -	11' 0" x 17' 0" (3.35m x 5.18m)
Kitchen -	7' 6" x 10' 8" (2.28m x 3.25m)
Bedroom One -	11' 3" x 11' 0" (3.43m x 3.35m)
Bedroom Two -	7' 8" x 12' 9" (2.34m x 3.88m)
Bedroom Three -	7' 6" x 9' 6" (2.28m x 2.89m)
Shower Room -	7' 5" x 7' 2" (2.26m x 2.18m)
Garage -	7' 7" x 15' 8" (2.31m x 4.77m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 4th November 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

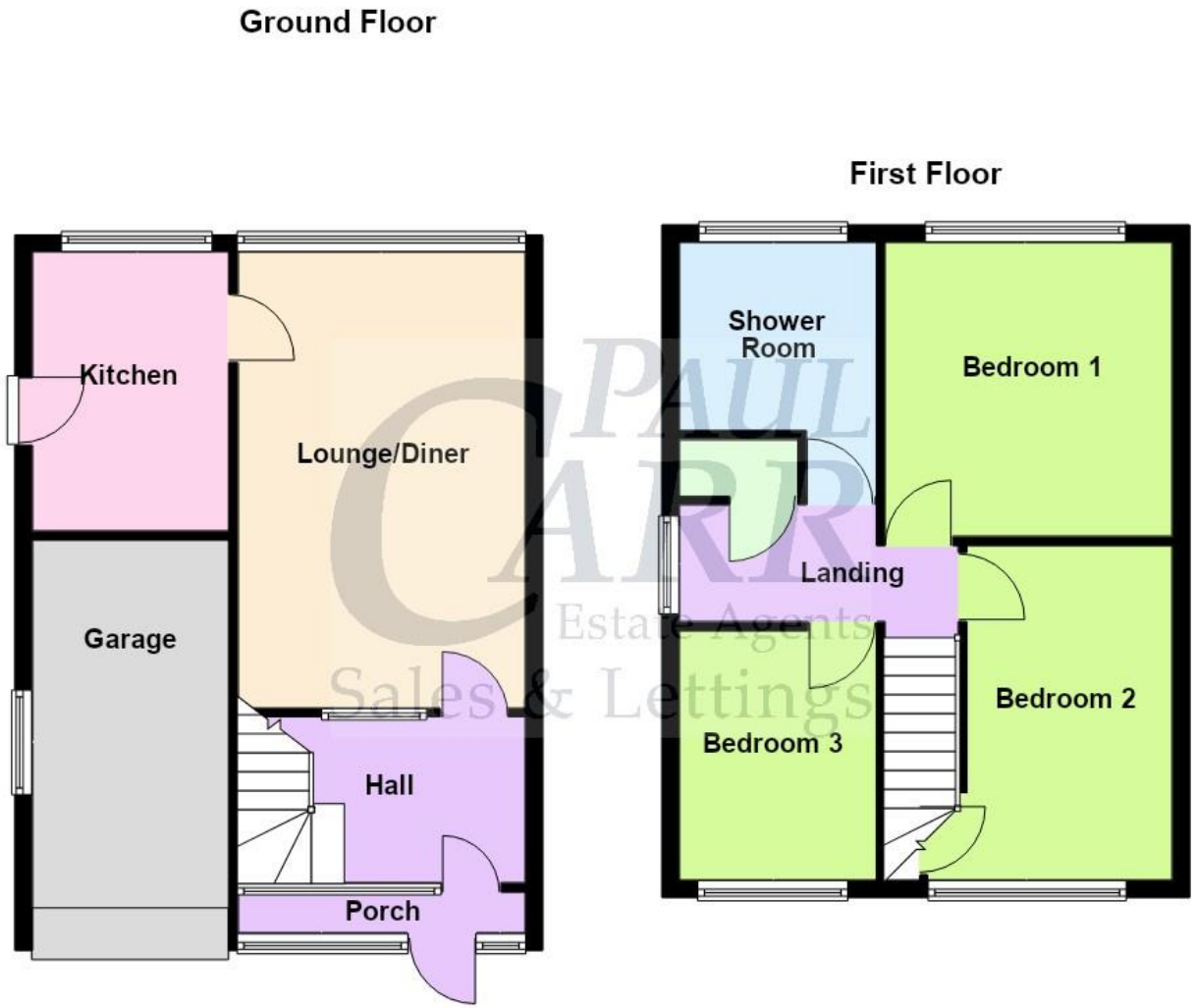
Services connected: Gas, electricity, water and drainage

Council tax band: C

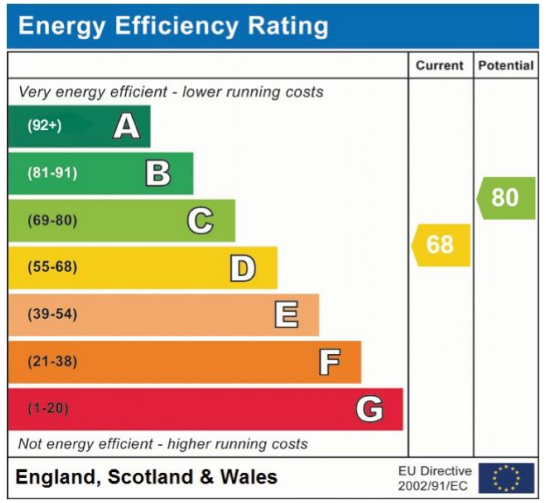
Tenure: Freehold

Floor Plan

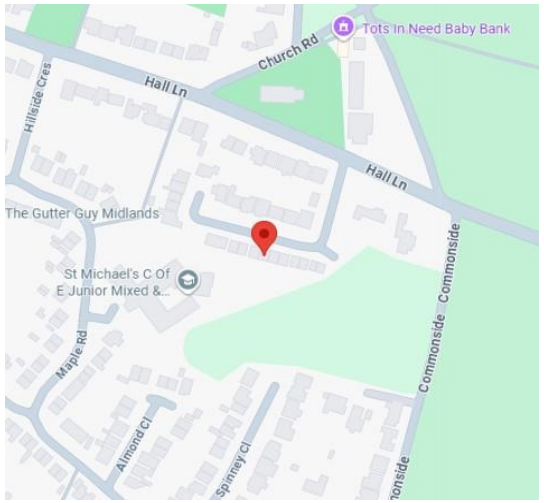
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman