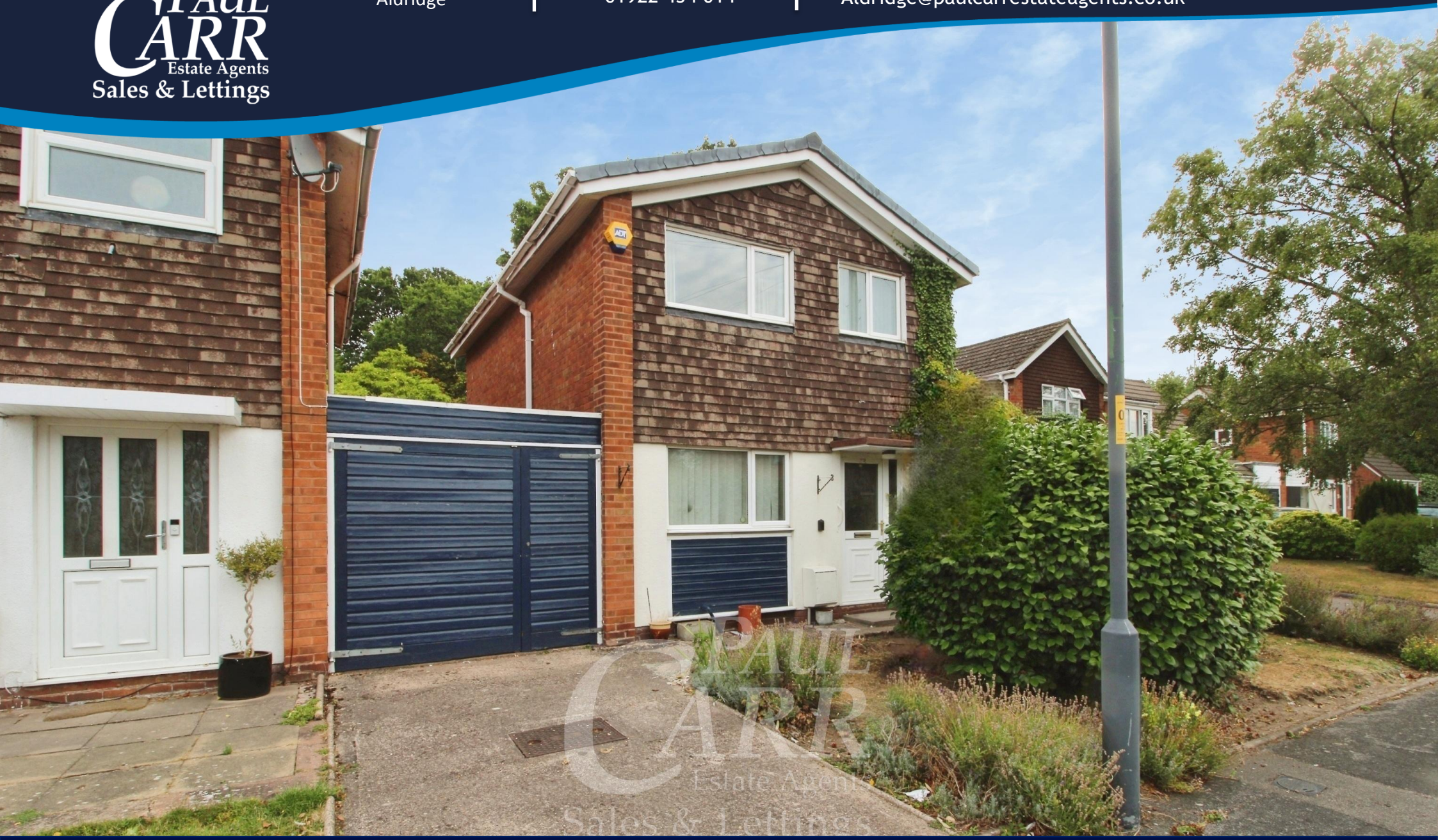
PAUL CARR Estate Agents Sales & Lettings

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5 Laburnum Close, Pelsall, Walsall, WS3 4LD

Offers Over £270,000

Pelsall

Offers Over £270,000

3 | 2 | 2

Paul Carr Estate Agents are delighted to present to market this deceptively spacious, three-bedroom detached house set in a popular cul-de-sac location in Pelsall and offered for sale with no onward chain. The property offers excellent potential for modernisation and will appeal to buyers seeking a home they can update to their own requirements.

The ground floor provides a generous living room with direct access to the garden, creating a pleasant outlook and useful connection to the outdoor space. There is a second reception room which could be used as an additional sitting room, dining room or potential bedroom, served by a convenient ground floor shower room. A separate kitchen completes the ground floor accommodation.

To the first floor, there are three good-sized bedrooms complemented by the family bathroom. Outside, the house benefits from a good sized, mature rear garden providing excellent space for relaxation or entertaining guests, and there is driveway parking to the front of the property giving access to the garage.

Pelsall offers a range of local amenities including shops, cafés and everyday services around Pelsall village centre and there are well-regarded schools in the area catering for children of all ages. Pelsall Common itself provides open green space for walking and recreation, while further facilities can be found in nearby Bloxwich and Walsall.

Public transport links provide straightforward travel in the local area with major road and rail networks within easy reach allowing for travel further afield.

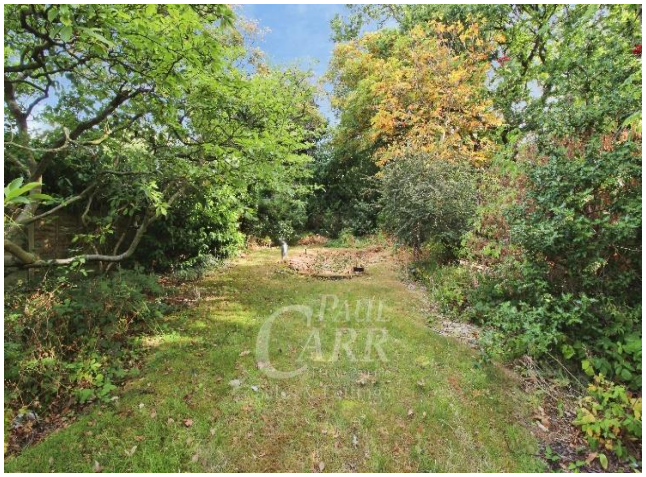




















Property Specification

Hall

Lounge - 4.85m (15'11") max x 4.60m (15'1")

Kitchen - 2.74m (9') x 2.66m (8'9")

Reception/Potential Bedroom – 4.22m (13'10") x 2.84m (9'4")

Shower Room

Garage - 7.73m (25'4") x 2.66m (8'9")

Bedroom 1 - 4.00m (13'1") x 2.93m (9'7")

Bedroom 2 - 3.36m (11') x 2.93m (9'7")

Bedroom 3 - 2.92m (9'7") x 1.84m (6')

Bathroom - 2.48m (8'1") x 1.86m (6'1")

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.

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.

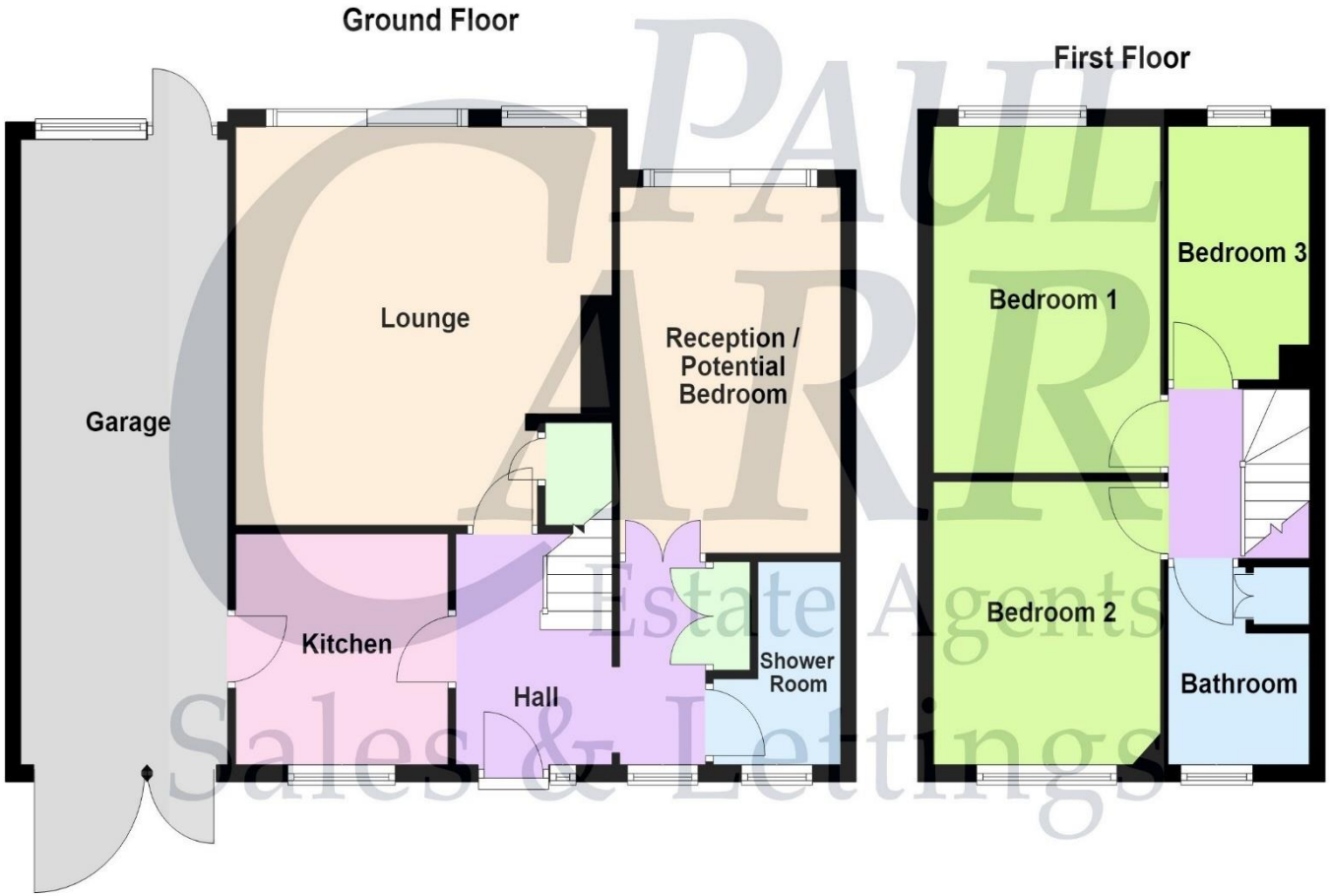
Viewer's Note:

Services connected:	Gas, electricity, water and drainage.
Council tax band:	D
Tenure:	Freehold

Came on the market – 28th August 2026

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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