



£145,000 Guide Price

Ashtree Road, Pelsall

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- TWO SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- MODERN METHOD AUCTION SALE
- LIGHT RENOVATION REQUIRED
- PRIME LOCATION NEAR PELSALL VILLAGE
- FITTED KITCHEN WITH UTILITY SPACE
- LARGE REAR GARDEN
- FAMILY BATHROOM
- PERIOD CHARM WITH MODERN POTENTIAL
- CLOSE TO LOCAL AMENITIES

Property Description

CHARMING 2-BED TERRACED HOME NEAR PELSALL VILLAGE - LIGHT RENOVATION OPPORTUNITY

This delightful two-bedroom terraced house near the highly desirable Pelsall Village (WS3) requires only light renovations to reach its full potential. Boasting two reception rooms, a well-appointed kitchen, a laundry room, and a generous garden, this home is perfect for first-time buyers, investors, or those looking for a low-effort project. Available via modern method auction, this property offers excellent value and potential.

Main Particulars

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Auctioneers Comments - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Foyer - (3.72m x 4.18m) ((12'2" x 13'8")) - A welcoming entrance space featuring a large bay window, stained-glass front door, and a gas fireplace. The room is bright and only requires minor decorative updates to make it truly yours.

Living Room - (3.72m x 3.69m) ((12'2" x 12'1")) - This cozy second reception room features a charming exposed brick fireplace and serves as a versatile living or dining area. Light refurbishment could further enhance its appeal.

Kitchen - (2.21m x 3.07m) ((7'3" x 10'0")) - The kitchen is fitted with white cabinetry, wood-effect countertops, and a tiled backsplash. Functional and ready to use, with scope for minor cosmetic improvements.

Laundry Room - (2.75m x 1.73m) ((9'0" x 5'8")) - A practical utility space with additional storage and access to the rear garden.

Primary Bedroom - (3.72m x 3.60m) ((12'2" x 11'9")) - This spacious double bedroom comes with built-in wardrobes and a dressing table. It's in great condition and

needs only a touch of modern styling to shine.

Second Bedroom - (2.56m x 3.77m) ((8'4" x 12'4")) - A well-sized second bedroom that works perfectly as a guest room, home office, or child's bedroom.

Family Bathroom - (2.21m x 2.60m) ((7'3" x 8'6")) - The family bathroom features a bath, electric shower, WC, and sink. Its traditional style is fully functional but could be updated to suit modern tastes.

Rear Garden - The property benefits from a generous garden with a paved patio area, mature shrubbery, and a storage shed. Perfect for outdoor entertaining or gardening enthusiasts.

This property is your chance to own a characterful home near Pelsall Village with minimal effort required to bring it up to date. Offering two spacious bedrooms, two reception rooms, and a beautiful garden, this property is full of charm and opportunity. Available via modern method auction - book your viewing today to avoid missing out!

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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 © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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