



St Francis Close, Pelsall



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Offers in excess of £210,000



Key Features

- Sought after location
- No chain
- 3 bedrooms
- Lounge
- Fully fitted kitchen
- Dining area
- EPC rating D
- Freehold





******IDEAL FOR FIRST TIME BUYERS, FAMILIES OR INVESTORS****** Located in the popular Pelsall area - sought after for it's lovely village centre, eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. Pelsall is popular with both commuters and families alike.

The property briefly consists of porch entrance, kitchen/diner, lounge, conservatory, three bedrooms, bathroom, enclosed private garden and garage.

Located close to all of Pelsall's amenities, early viewing is highly recommended.

Council tax band: B

EPC: D

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Block paved frontage leading to the porch entrance and side gate giving access to the rear garden.

Kitchen/diner 3.47m x 4.85m (11'5" x 15'11")

Fully fitted modern kitchen having integrated oven, hob, extractor, fridge/freezer, washing machine and dryer. Lovely bright open space for a dining table and chairs.

Lounge 2.88m x 4.86m (9'5" x 15'11")

Good size lounge having feature media wall and patio door giving access to the conservatory.

Conservatory 2.30m x 3.39m (7'6" x 11'1")

Conservatory accessed from the lounge giving access to the rear garden. The perfect space for relaxing in.

Bedroom One 3.88m x 2.88m (12'8" x 9'5")

Double bedroom at the rear of the property with feature wall panelling and window offering views of the rear garden.

Bedroom Two 2.50m x 2.86m (8'2" x 9'5")

Double bedroom at the front of the property having built in wardrobe space.

Bedroom Three 2.12m x 1.88m (7'0" x 6'2")

Single bedroom at the rear of the property with feature wall panelling and window offering views of the rear garden.

Bathroom 1.59m x 1.88m (5'2" x 6'2")

Fitted bath having rainfall mains shower over, a basin vanity unit and w.c.

Rear Garden

Low maintenance rear garden having patio area, artificial grass and decking to the rear of the garden. A gate gives access to the separate garage which has recently had a new roof.



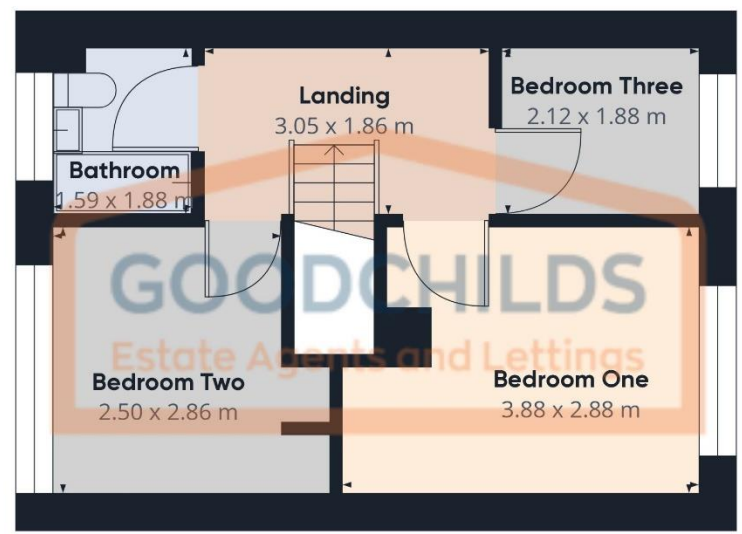








Floor 1



Floor 2

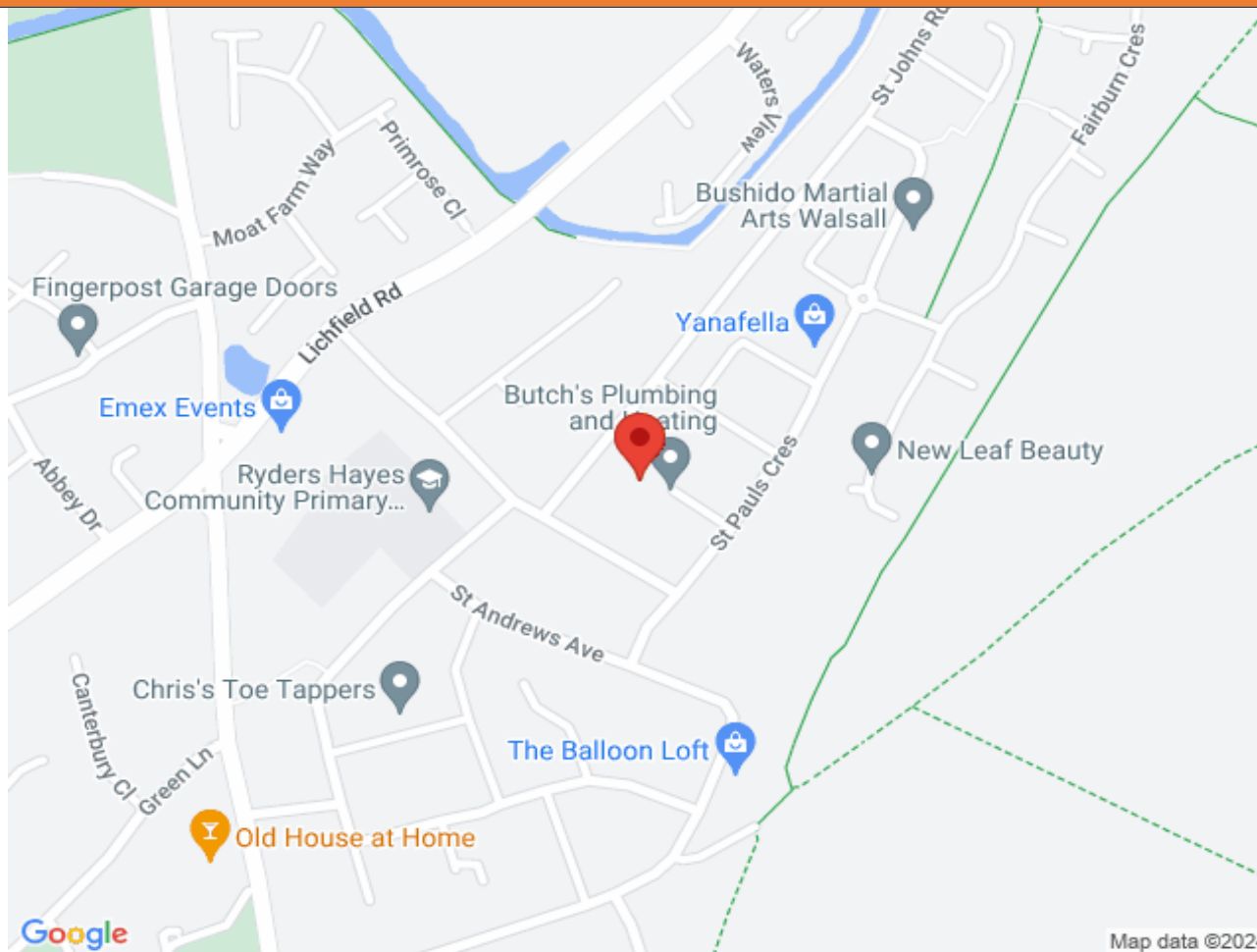


Approximate total area⁽¹⁾
72.15 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

