



St Johns Road, Pelsall



OIRO £245,000



Key Features

- Popular location
- Semi detached
- Immaculately presented throughout
- Three bedrooms
- Large lounge
- Kitchen and separate utility
- EPC rating D
- Freehold





****THREE BEDROOM SEMI DETACHED HOUSE**** Located on the sought after Ryders Hayes Estate, Pelsall, adjacent to the beautiful Ryders Mere with its surrounding countryside, ideal for outdoor and nature lovers and near to the Ryders Hayes Community Primary school. The Pelsall area has a traditional village centre with eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. It is a hit with both commuters and families alike.

The property briefly consists of: Driveway, lounge, kitchen, separate utility, three bedrooms, family bathroom, garage and a rear enclosed garden.

Tenure: Freehold

EPC: D

Council tax band: C

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

Having lawn area and driveway leading to the garage and porch entrance.

Lounge 2.98m x 7.05m (9'10" x 23'1")

Spacious open plan lounge which has been recently painted and has new fitted carpets.

Kitchen 2.18m x 3.25m (7'2" x 10'8")

Having a range of matching wall and base units with contrasting worktops and cream splashback tiles.

Utility 2.2m x 1.97m (7'2" x 6'6")

Separate utility space having space for several appliances and giving access to the rear garden and integral garage.







Bedroom One 3.08m x 3.31m (10'1" x 10'11")

Double bedroom positioned at the rear of the property which has been recently decorated and has new fitted carpets and benefits from built in storage.

Bedroom Two 2.89m x 2.92m (9'6" x 9'7")

Double bedroom positioned at the front of the property which has been recently decorated and has new fitted carpets and benefits from built in storage.

Bedroom Three 2.31m x 2m (7'7" x 6'7")

Single bedroom positioned at the front of the property which has been recently decorated and has new fitted carpets.

Family Bathroom 2.07m x 1.77m (6'10" x 5'10")

Partially tiled modern family bathroom having bath, vanity basin and w.c.

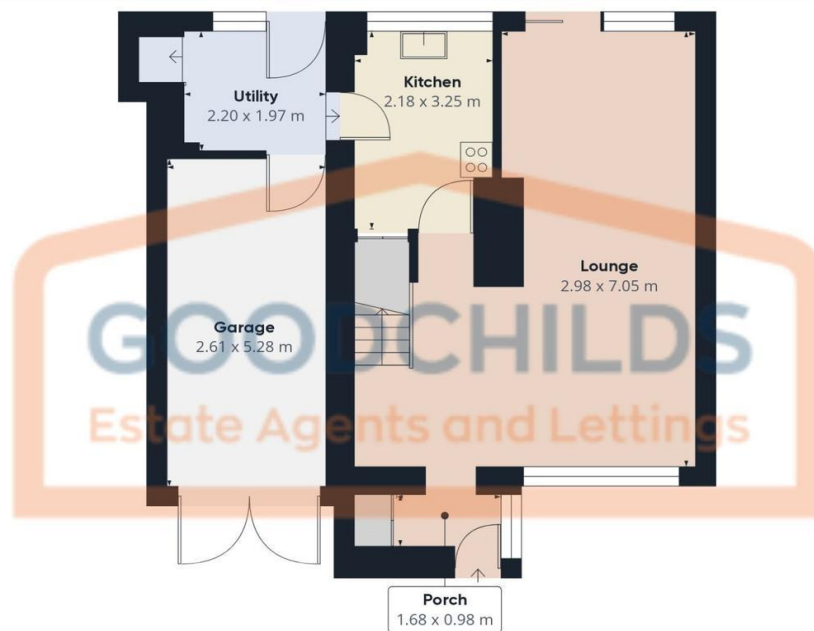
Rear Garden

Enclosed rear garden having a slabbed patio and steps up to the lawn area. At the rear of the property is the canal with direct access from the rear garden.



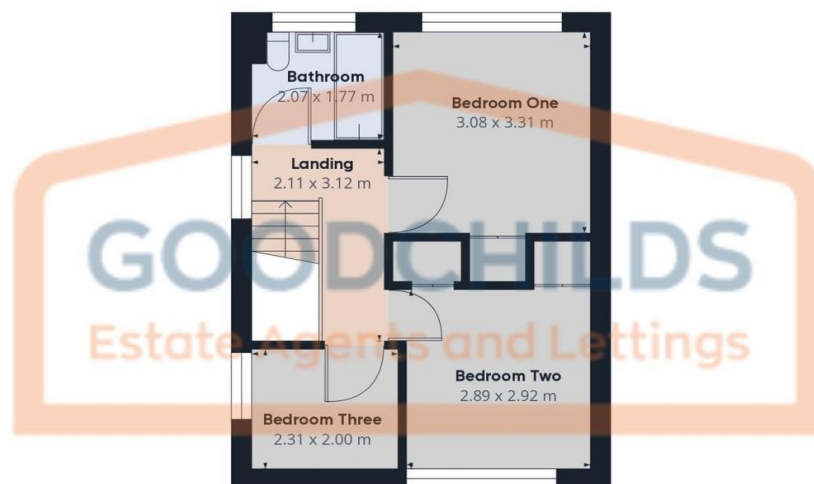






Ground floor

Approximate total area⁽¹⁾
91.5 m²



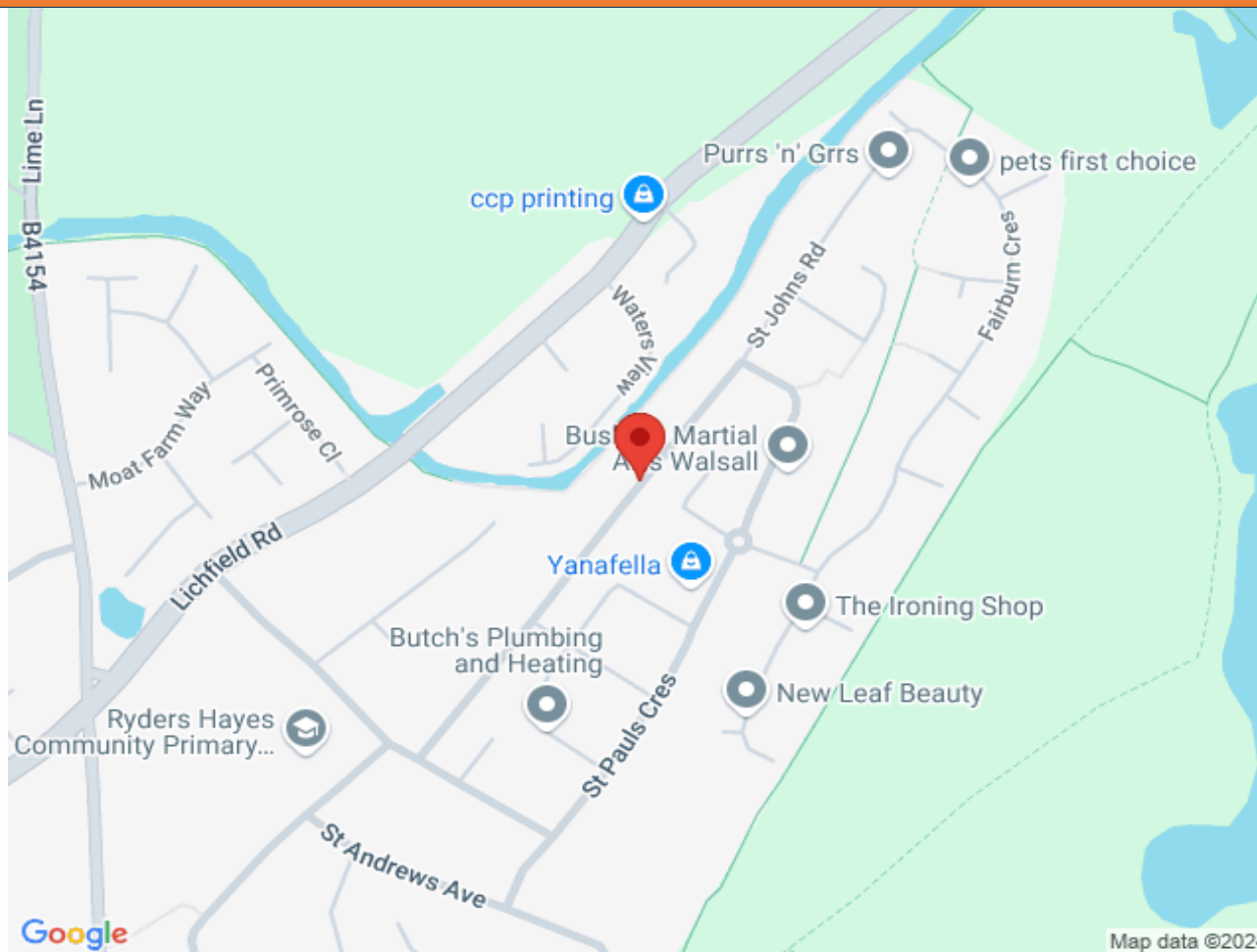
Floor 1

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

