



St Francis Close, Pelsall



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Offers in excess of £200,000



Key Features

- Sought after location
- Terraced house
- Three bedrooms
- Lounge
- Kitchen/diner
- Driveway and detached garage
- EPC rating C
- 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 entrance hallway, 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: C

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Having block paved driveway offering off road parking for two vehicles.

Lounge 2.91m x 4.81m (9'6" x 15'10")

Located at the back of the property being neutrally decorated and leading to the large conservatory.

Kitchen 3.51m x 4.83m (11'6" x 15'10")

Modern fitted kitchen having matching wall and base units and space for dining table and chairs.

Conservatory 2.71m x 4m (8'11" x 13'1")

Large conservatory at the back of the property being the perfect place to relax in.



Bedroom One 3.6m x 2.85m (11'10" x 9'5")

Double bedroom at the rear of the property with views of the rear garden.

Bedroom Two 3.27m x 2.91m (10'8" x 9'6")

Double bedroom at the front of the property overlooking the front aspect.

Bedroom Three 2.31m x 1.89m (7'7" x 6'2")

Single bedroom at the rear of the property with views of the rear garden.

Family Bathroom 1.62m x 1.87m (5'4" x 6'1")

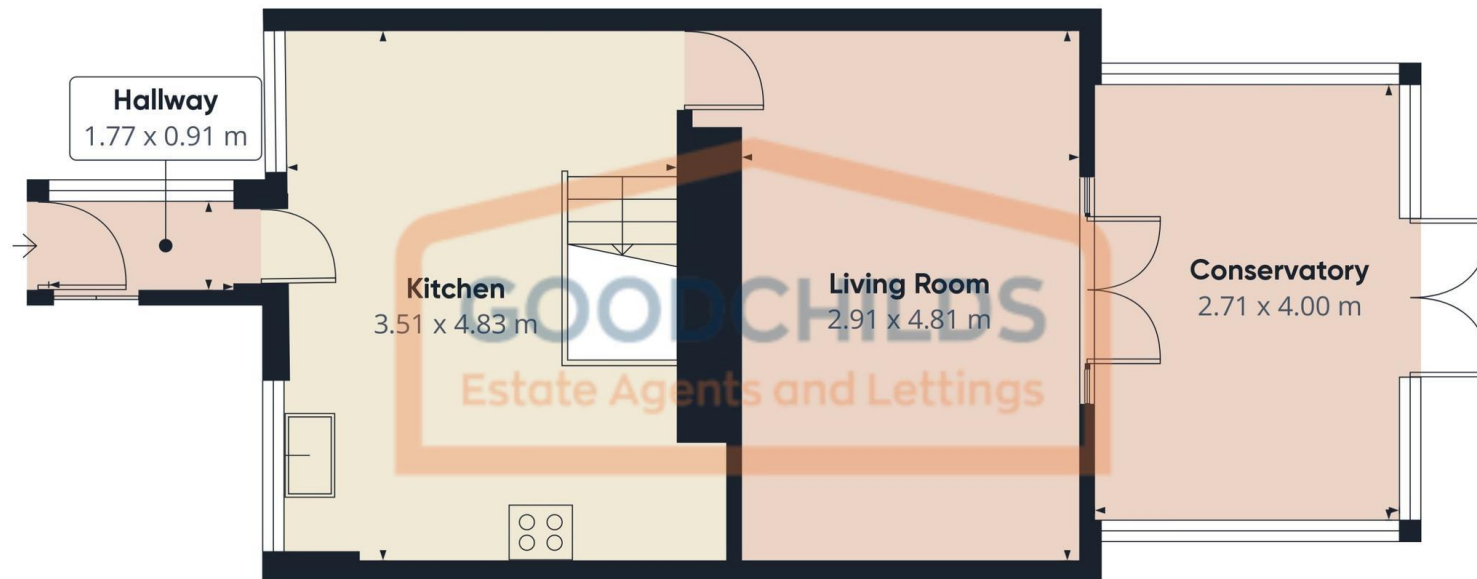
Fully tiled family bathroom having bath with mains shower over, basin and w.c.

Rear Garden

Low maintenance rear garden having artificial grass, patio area and decking area with gate at the rear giving access to the detached garage.







Ground floor



Floor 1



Approximate total area⁽¹⁾
76.43 m²

Reduced headroom
0.02 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

