



St. Johns Road, Pelsall
Walsall, WS3 4EZ

Offers in the Region Of £260,000

Pelsall

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Set in a popular Pelsall location, within easy reach of amenities, schools and transport links, this fabulous semi-detached house boasts beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway which has stairs to the first floor and is open into the light and airy through lounge / dining room which has a bow window to the front elevation and French windows to the rear leading into the garden. Completing the ground floor there is the well-appointed kitchen which has a range of fitted units, integrated dishwasher, oven and hob (2x induction, 2x gas rings) with extractor over, plumbing for a washing machine and door to the rear garden.

To the first floor there are three bedrooms - two doubles with built in storage and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear features lawn and paved areas and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





Property Specification

BEAUTIFULLY PRESENTED, SEMI-DETACHED HOUSE
POPULAR LOCATION WITH SCHOOLS AND AMENITIES
NEARBY
WELCOMING HALLWAY OPEN TO LOUNGE / DINING ROOM
WELL-APPOINTED, FITTED KITCHEN
THREE BEDROOMS AND BATHROOM

Hall

Through Lounge / Dining Room
7.14m (23'5") x 3.22m (10'7") max

Kitchen
3.32m (10'11") x 2.20m (7'3") max

Garage
6.60m (21'8") x 2.70m (8'10")

Landing

Bedroom 1
3.25m (10'8") x 3.21m (10'6")

Bedroom 2
3.18m (10'5") x 2.80m (9'2")

Bedroom 3
2.42m (7'11") x 2.28m (7'6")

Bathroom
2.00m (6'7") x 1.65m (5'5")

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.
Came on the market: 7th February 2025

Viewer's Note:

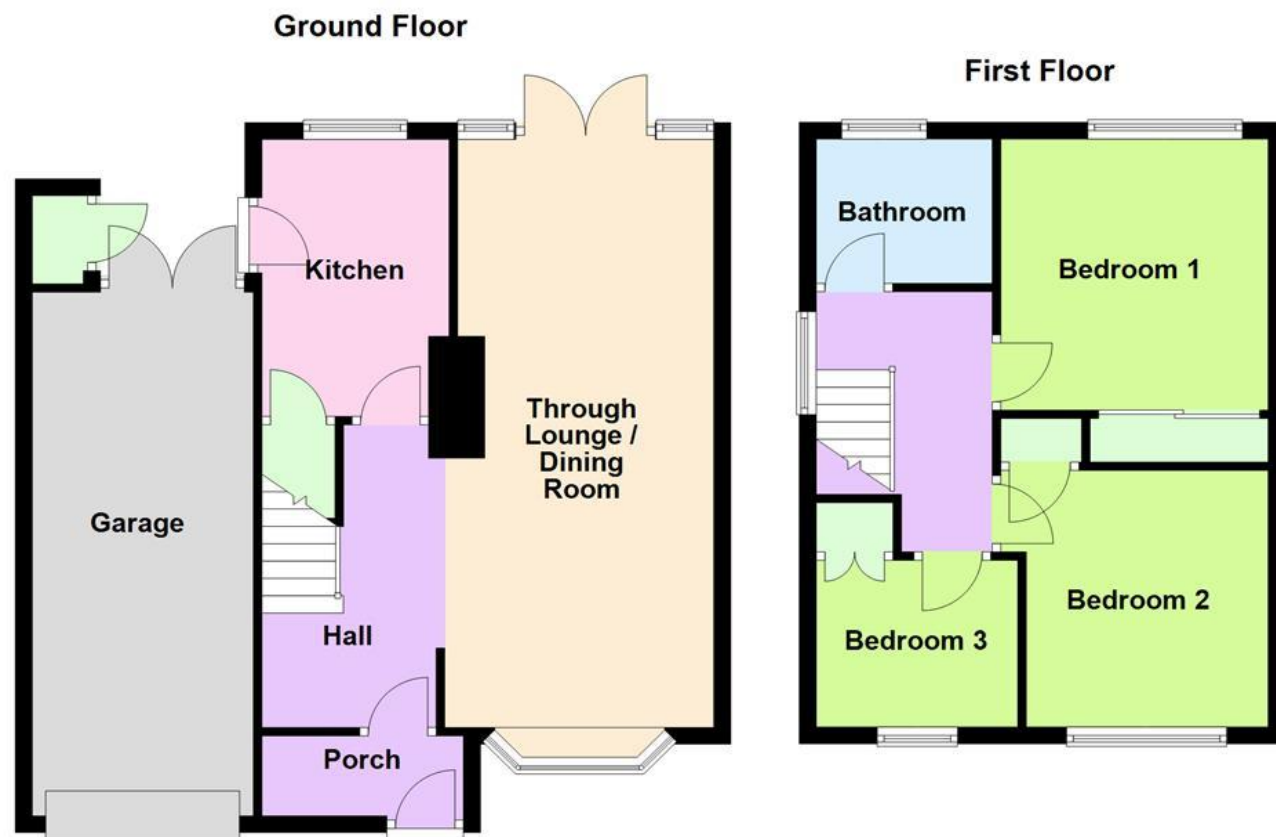
Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

