



St. Matthews Close, Pelsall



3



1



2

£200,000



Key Features

- Popular location
- Terraced family home
- Three bedrooms
- Lounge
- Dining room
- Family bathroom
- EPC rating C
- Freehold





*****THREE BEDROOM FAMILY HOME***** Located in Pelsall, with its surrounding countryside and canals, ideal for outdoor and nature lovers. 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 comprises; front garden with gravelled driveway, entrance hallway, lounge, dining room, kitchen, three bedrooms, family bathroom and enclosed rear garden. The property also benefits from gas central heating, double glazing and a detached garage.

Tenure: Freehold

EPC: C

Council tax band: B

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 £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Mid terrace property with gravelled area offering off road parking and a path leading to the front door and external brick storage.

Lounge

Sizeable lounge at the rear of the property with patio door leading out into the rear garden.

Dining room

Having large window allowing in plenty of natural light.

Kitchen

Fitted Kitchen with space for several appliances.

Bedroom one

Double bedroom at the front of the property benefitting from built in storage cupboards.

Bedroom two

Double bedroom at the rear of the property benefitting from built in wardrobes.

Bedroom three

Single bedroom at the rear of the property.

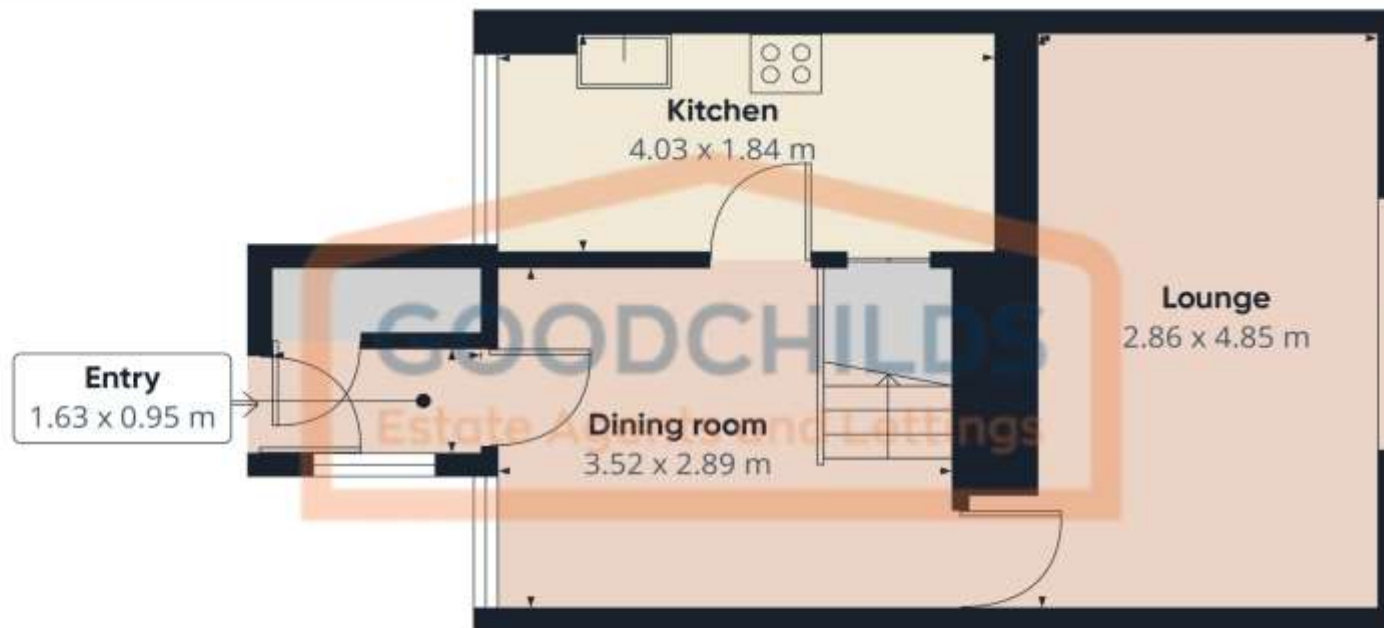
Family bathroom

Fully tiled bathroom with electric shoer over bath, basin and w.c.

Rear garden

Enclosed rear garden having wall and gate separating the patio and lawn area.





Ground floor



Floor 1

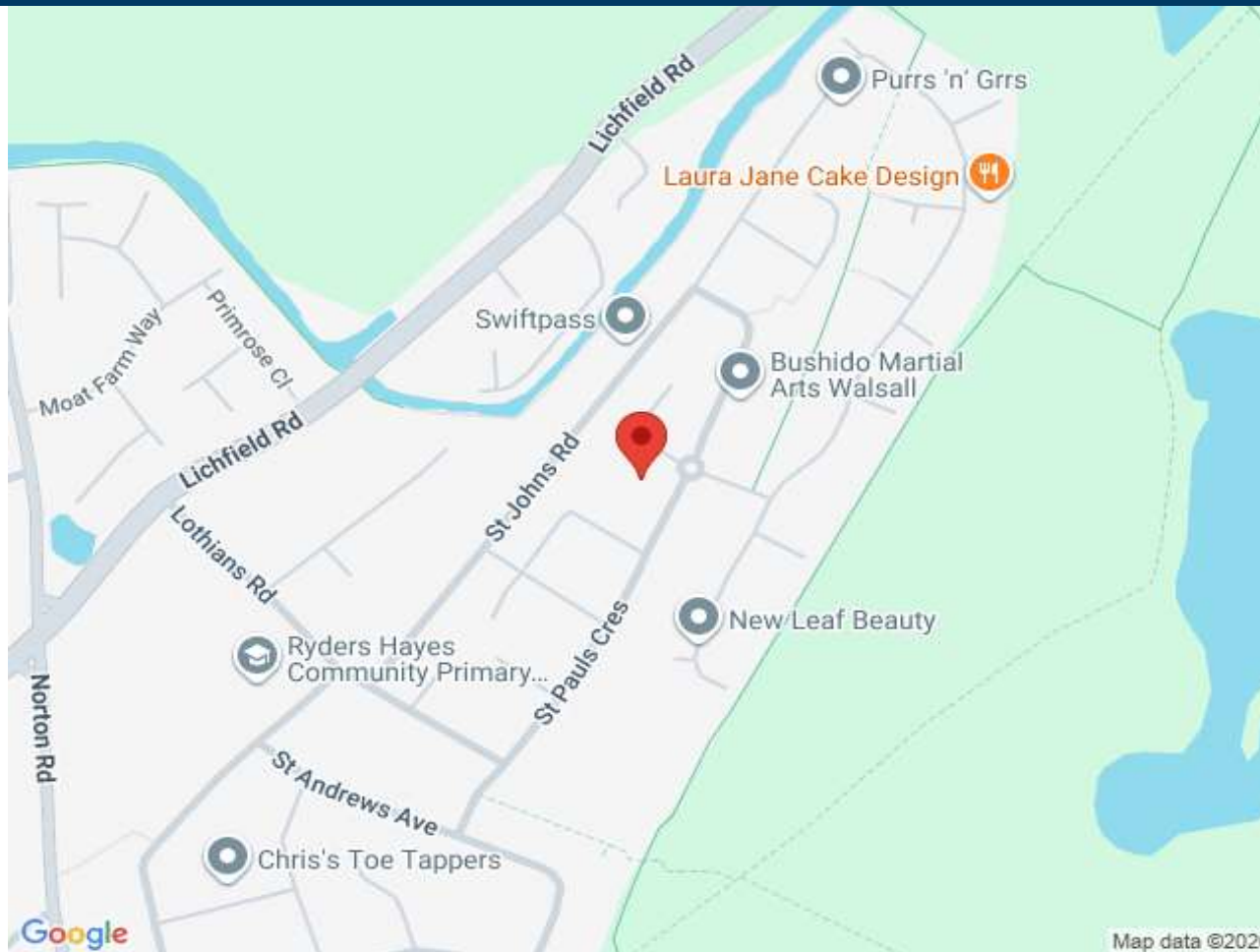


Approximate total area⁽¹⁾
65.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

