



47 St. Johns Road, Pelsall,  
Walsall, WS3 4HA

Offers in the Region Of £300,000



# Pelsall

## Offers in the Region Of £300,000



Paul Carr Estate Agents are delighted to present for sale this immaculate three-bedroom semi-detached house, ideally located in a popular residential area with excellent public transport links, well-regarded local schools, and a wealth of nearby amenities.

Perfectly suited for young families and first-time buyers alike, this thoughtfully maintained home features a superb blend of beautifully presented accommodation and modern convenience.

Upon entering, you are welcomed into a generous L-shaped living room, complete with large windows that flood the space with natural light, attractive Karndean flooring, and a charming fireplace with log burner - providing the perfect setting for relaxing or entertaining.

The living room offers seamless access to the attractive rear garden, where you can enjoy outdoor dining or tranquil moments in a private setting.

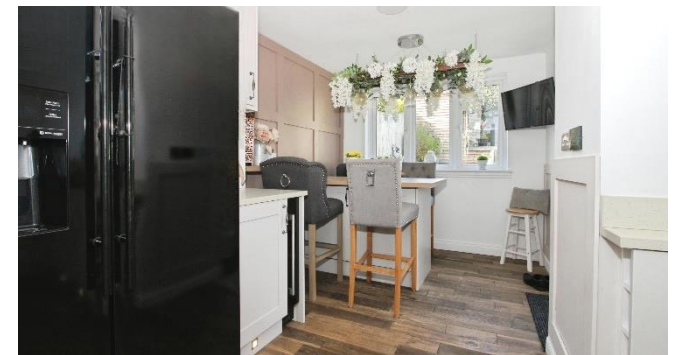
The well-appointed kitchen opens into a breakfast area and is equipped with a comprehensive range of fitted units, double oven, 5-ring gas hob, space for an American-style fridge/freezer, a dishwasher, and built-in speakers for added enjoyment. The kitchen also provides access to a useful utility area and a separate guest WC.

The property boasts three bedrooms, including two doubles - one of which benefits from built-in wardrobes - and a comfortable single.

The modern family bathroom is fitted with a white suite, comprising bath, WC, and wash basin.

A significant enhancement to the home is the garage conversion, which creates a flexible playroom or study, with additional storage space beyond.

The property's exterior offers driveway parking for convenience. This attractive and versatile residence promises comfortable, contemporary living in a highly desirable location. Viewing is highly recommended.







## Property Specification

Hall

L-Shaped Living Room -

7.10m (23'3") max  
x 5.28m (17'4") max

Kitchen Area -

3.34m (10'11")  
x 2.19m (7'2") max

Breakfast Area -

3.95m (13') x 2.50m (8'2") max

Utility -

1.54m (5'1") x 1.40m (4'7")

WC

Playroom/Study -

2.60m (8'7") x 2.50m (8'2")

Bedroom 1 -

3.28m (10'9") to wardrobe  
front x 3.10m (10'2")

Bedroom 2 -

2.94m (9'8") x 2.89m (9'6")

Bedroom 3 -

2.36m (7'9") x 2.00m (6'7")

Bathroom -

2.08m (6'10") x 1.66m (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: 24th September 2025

### Viewer's Note:

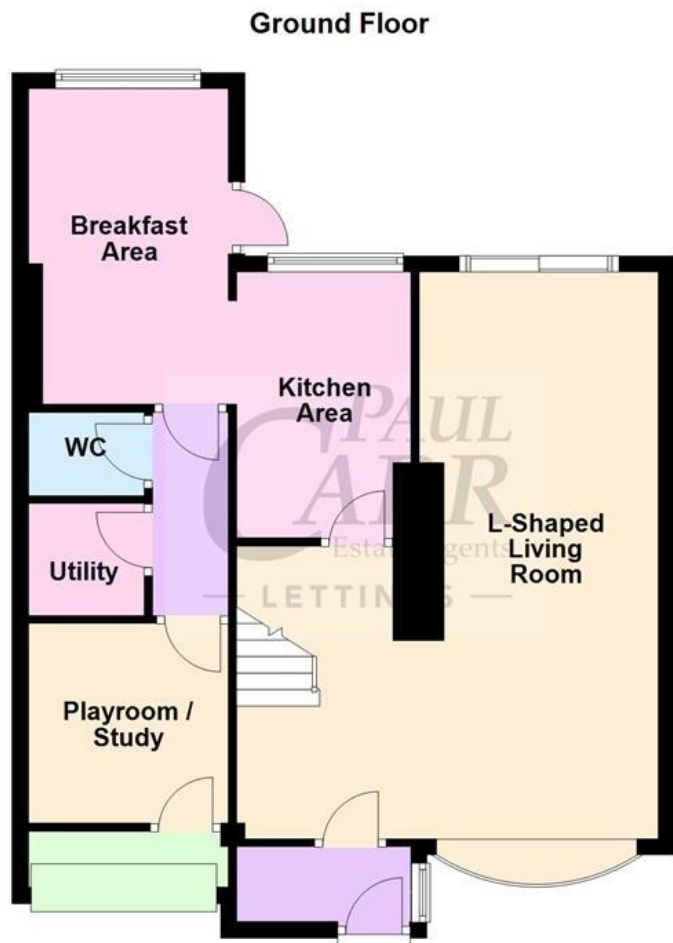
Services connected: Gas, Water, Electric & Drainage

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

NEW  
INSTRUCTION  
AWAITING  
EPC

## Map Location

