



2 St. Catharines Close, Walsall,
Walsall, WS1 3TE

Offers Over £450,000

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Set in this ever popular location within easy reach of highly regarded schools, this extremely well presented modern detached home offers excellent family accommodation.

Approached via the front driveway, inspection reveals the enclosed porch which gives way to the spacious entrance hall with refitted guest wc off.

The front lounge is a bright and airy reception room with feature bay window to fore with a courtesy door to the rear dining room, an excellent space for entertaining with a generous conservatory beyond which overlooks the rear garden.

Having recently been refitted, the modern breakfast kitchen boasts an excellent range of fitted units with a range of integrated appliances.

Stairs from the entrance hall rise to the first floor where there are four ample bedrooms, each of which benefit from fitted wardrobes.

The main bedroom boasts a large fully tiled ensuite shower room and there is also an additional principal shower room which has been refitted to a high standard.

Outside to the rear the well tended enclosed rear garden with paved patio has a lawn beyond with well stocked flower beds and fencing to neighbouring boundaries whilst to the fore the front drive gives way to the integral garage.





Property Specification

Porch

Entrance Hall - 2.17m (7'1") x 0.81m (2'8")

Lounge - 4.77m (15'8") max x 3.54m (11'7")

Dining Room - 4.14m (13'7") x 2.75m (9')

Kitchen/Breakfast Room - 4.63m (15'2") x 3.06m (10'1") max

Conservatory - 3.28m (10'9") x 3.01m (9'11")

WC

Garage - 4.95m (16'3") x 2.55m (8'5")

Bedroom 1 - 4.77m (15'8") max x 3.21m (10'7") plus 0.11m (0'4") x 0.11m (0'4")

En-suite - 2.61m (8'7") x 1.31m (4'3")

Bedroom 2 - 3.00m (9'10") x 2.52m (8'3")

Bedroom 3 - 3.00m (9'10") x 2.61m (8'7")

Bedroom 4 - 3.00m (9'10") x 2.15m (7'1")

Shower Room - 2.61m (8'7") max x 1.92m (6'3")

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: 13th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

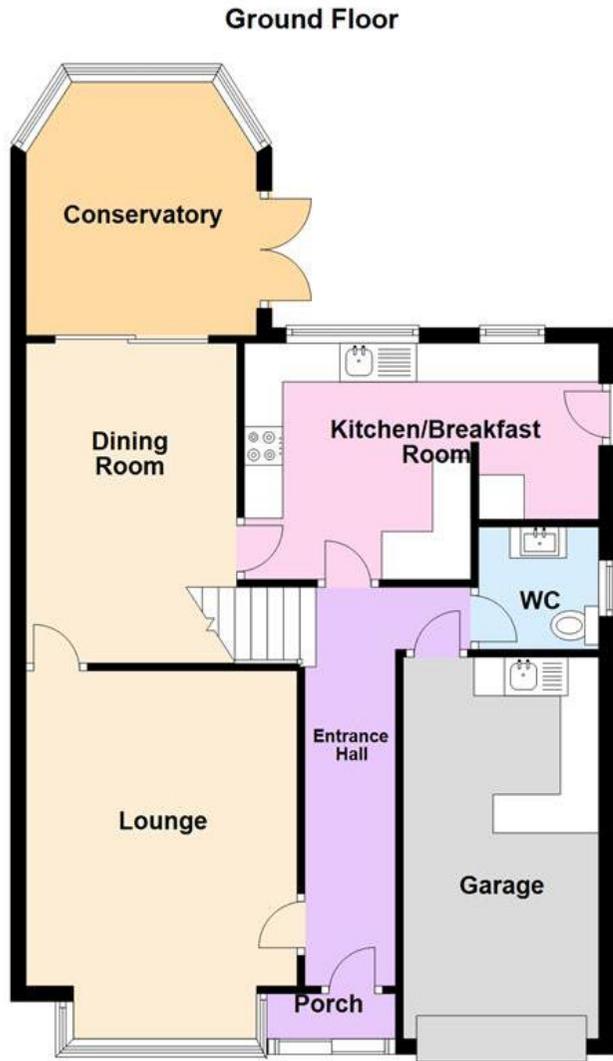
Services connected: Gas, Electricity, Water & Drainage

Council tax band: E

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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

