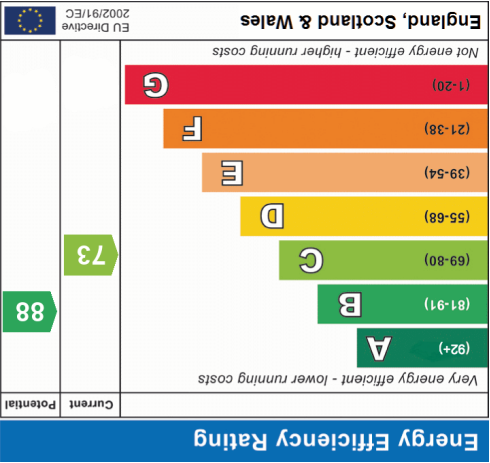
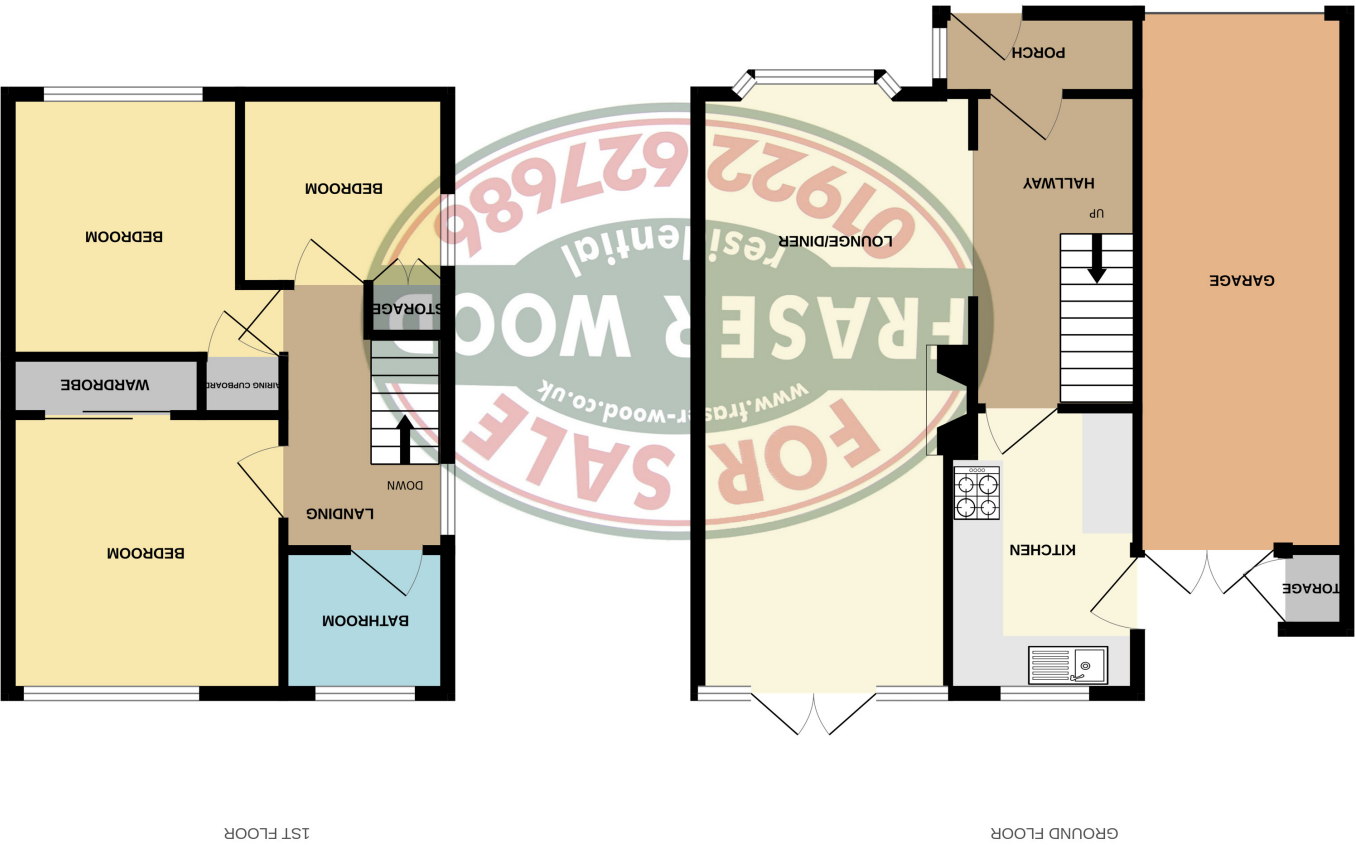




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ST JOHNS ROAD PELSALL WS3 4EZ

Well Presented Semi Detached in a much sought after location and must be viewed to appreciate to accommodation on offer. Briefly comprising: Porch, Reception Hall, Through Lounge/Diner, Fitted Kitchen, Three Bedrooms, Bathroom, Front Driveway, Rear Garden and Garage. Call Fraser Wood Today 01922 627686

PORCH

Having upvc entrance door, pin spot lighting and wooden flooring.

RECEPTION HALL

Having entrance door, ceiling light point, radiator, wooden flooring, under stairs storage space and stairs off to first floor.

THROUGH LOUNGE DINER

3.22m x 7.38m (10' 7" x 24' 3") Having upvc double glazed bow window to front, two ceiling light points, radiator, wooden flooring and upvc double glazed French doors to rear garden.

FITTED KITCHEN

2.17m x 3.27m (7' 1" x 10' 9") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surround, built in oven with 4 ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, tiled floor, pin spot lighting, central heating boiler, integrated dishwasher, upvc double glazed window to rear and upvc door to side.

FIRST FLOOR LANDING

Having upvc double glazed window to side, ceiling light point and loft hatch.

BEDROOM ONE

3.20m x 3.25m (10' 6" x 10' 8") Having upvc double glazed window to rear, ceiling light point, radiator and built in wardrobe.

BEDROOM TWO

3.17m x 3.97m (10' 5" x 13' 0") Having upvc double glazed window to front, ceiling light point, radiator and built in store cupboard.

BEDROOM THREE

2.03m x 2.26m (6' 8" x 7' 5") Having upvc double glazed window to front, ceiling light point, radiator and built in store cupboard.

BATHROOM

Having white suite comprising: panelled bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator and upvc double glazed window to rear.

OUTSIDE

FRONT

Having tarmacadam driveway providing off road parking for several vehicles

REAR

Having enclosed rear garden with timber fencing surround, paved patio area, lawn, timber garden shed and side gate.

GARAGE

2.71m x 6.60m (8' 11" x 21' 8") Having up and over door and door to rear garden.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LAJS/DH/09/06/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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