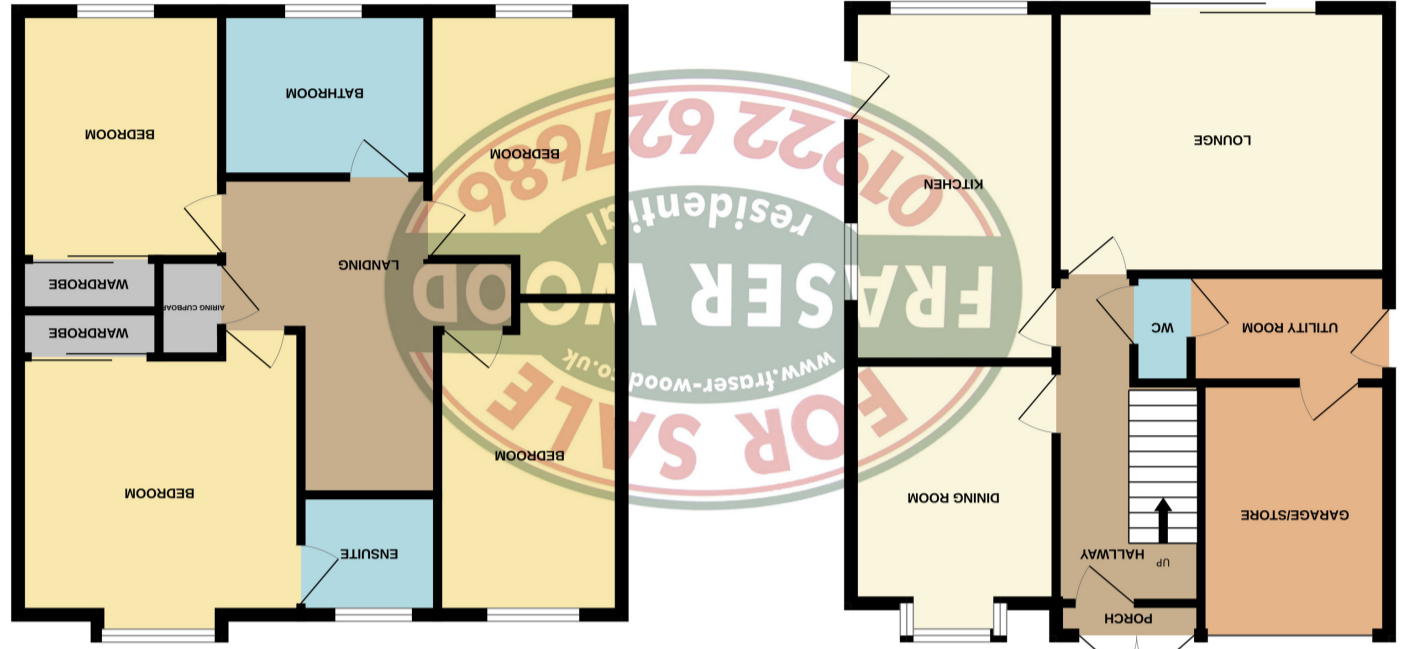




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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.
Made with Metropix ©2023

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



1ST FLOOR

GROUND FLOOR



76 St Pauls Crescent, Pelsall, WS3 4ET

ASKING PRICE £325,000



76 ST PAULS CRESCENT, PELSALL

This conveniently situated, corner plot, modern style, four bedroomed detached house, located in this popular area of Pelsall, is offered to the market with the benefit of no upward chain involved.

The property is well served by local amenities including public transport services to neighbouring areas, local shopping facilities in Pelsall village centre and a good range of schools for children of all ages.

The accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows to front, tiled floor and wall light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and stairs off to first floor.

LOUNGE

4.37m x 3.61m (14' 4" x 11' 10") having double glazed patio door to rear garden, two ceiling light points, central heating radiator and feature fireplace surround with fitted gas fire.

DINING ROOM

3.36m x 2.65m (11' 0" x 8' 8") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and coved cornices.



FITTED KITCHEN

4.61m x 2.68m (15' 1" x 8' 10") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine and dishwasher, two ceiling light points, central heating radiator, coved cornices, UPVC double glazed windows to side and rear and door to rear garden.

GUEST W.C.

having low flush w.c., ceiling light point and extractor fan.

UTILITY ROOM

2.32m x 2.01m (7' 7" x 6' 7") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, plumbing for automatic washing machine, strip light and access door to side.

FIRST FLOOR LANDING

having ceiling light point, coved cornices, airing cupboard and loft hatch.

BEDROOM NO 1

3.72m minimum x 3.69m (12' 2" x 12' 1") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to front.

BEDROOM NO 2

4.26m x 2.44m (14' 0" x 8' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.



BEDROOM NO 3

3.76m x 2.54m (12' 4" x 8' 4") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 4

3.16m x 2.58m (10' 4" x 8' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

FAMILY BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, coved cornices, extractor fan and UPVC double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE/STORE

3.15m x 2.41m (10' 4" x 7' 11") having electrically operated roller shutter entrance door, power and lighting.

ENCLOSED REAR GARDEN

having timber fencing surrounds, patio area, lawn and side access gate.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/04/07/23

© FRASER WOOD 2023.

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.