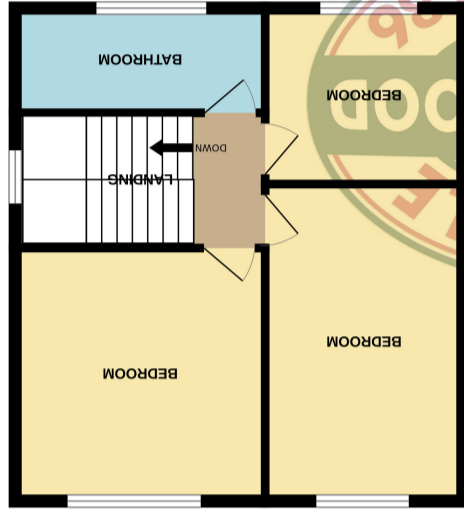




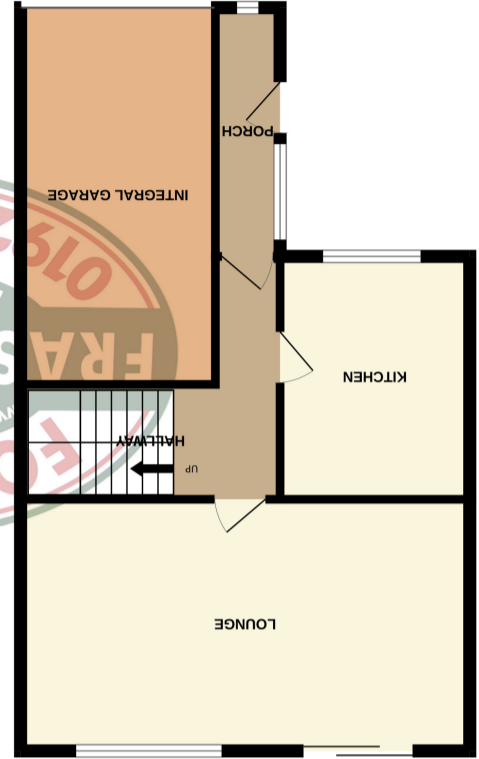
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and their areas are approximate and no responsibility is taken for any 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 operation or efficiency can be given. Made with Metropix 3/2024

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
83	75



1ST FLOOR



GROUND FLOOR



7 St Peters Drive, Pelsall, WS3 4HU

OFFERS REGION £270,000



## 7 ST PETER'S DRIVE, PELSALL

This conveniently situated semi-detached house occupies a pleasant position in this popular residential area of Pelsall, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities in Pelsall village centre.

The well presented accommodation briefly comprising the following:- (all measurements approximate)

### PORCH

having double glazed window and door to front, ceiling light point and central heating boiler.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, laminate flooring, under stairs storage space and stairs off to first floor.

### LOUNGE

6.18m x 3.49m (20' 3" x 11' 5") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, two wall light points, coved cornices, feature fireplace surround with fitted gas fire and double glazed patio door to rear garden.

### KITCHEN

3.32m x 2.63m (10' 11" x 8' 8") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, electric cooker point with extractor hood over, plumbing for automatic washing machine and dishwasher, appliance space, strip light, central heating radiator and UPVC double glazed angular bay window to front.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point.



### BEDROOM NO 1

4.46m x 2.74m (14' 8" x 9' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and a range of built-in wardrobes and cupboards.

### BEDROOM NO 2

3.50m x 3.34m (11' 6" x 10' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 3

2.76m x 3.42m (9' 1" x 11' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

### SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, laminate flooring and UPVC double glazed window to front.

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking, artificial lawn with flower and shrub borders and with pathway to front door.

#### GARAGE

having up-and-over entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed, gravelled borders and additional rear patio area and side 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 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](http://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.

LS/DBH/31/05/24

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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.

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.