

Rees Page



60 St Johns Road, Pelsall, Walsall, WS3 4HA

Presenting a semi-detached house within this popular residential area within 'leafy' Pelsall, to the North of Walsall. Ideal for surrounding amenities and commute from nearby motorway networks.

The three bedroomed home is in need of a scheme of refurbishment and modernisation but offers much potential and does benefit from double glazing and partial radiator central heating (where specified), has a utility and garage, driveway and gardens.

With no upwards chain and offers invited for consideration, viewing is recommended.

EPC = E

Offers Around

£190,000



Ground Floor

Entrance

Is made via a double-glazed doorway into.

Storm Porch

With double glazed window, wall light, and further glazed door into.

Reception Hall

With a ceiling light, radiator, doors into.

Living Room

23' 4" x 9' 10" (7.11m x 3.00m)

With double glazed windows to the front and rear, tiled fireplace with gas fire, TV point, plus wall and ceiling lights.



Kitchen

10' 9" x 7' 2" (3.28m x 2.18m)

Having a range of fitted wall and base units, inset sink & drainer, gas cooker, understairs pantry, ceiling light, double glazed window to rear, and a door into.



Rear Lobby/Utility room

7' 4" x 6' 11" (2.24m x 2.11m)

With a double-glazed window and door to the rear garden, plumbing for a washing machine, open cupboard area, and a further door into the garage.

First Floor

Landing

Stairs rise from the ground floor to a first-floor landing. With a ceiling light, loft access hatch, double glazed side window, and doors into.



Bedroom One

11' 0" x 10' 4" (3.35m x 3.15m)

With a double-glazed rear window, ceiling light, radiator, and built-in wardrobe.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

With a double-glazed front window, ceiling light, and built-in airing cupboard plus wardrobe.

Bedroom Three

7' 8" x 6' 7" (2.34m x 2.01m)

With a double-glazed side window, ceiling light, and a radiator.



Bathroom

With a ceiling light, WC, Pedestal washbasin, panel bath with shower over, part tiled walls, ceiling light and a double-glazed rear window.



Outside

Garage

17' 6" x 8' 7" (5.33m x 2.62m)

With double wooden doors to the front garden, meters, and fuse board, plus door to rear utility room.

Gardens

To the rear is a very overgrown enclosed garden.

To the fore is an overgrown garden, plus driveway and access to the garage.

Location

The property is situated within Pelsall, to the North of Walsall, and off the A4124 Lichfield Road. For SATNAV please use the postcode WS3 4HA

NB

The property is offered with no upwards chain.

Fixtures and fittings such as curtains, carpets, light fittings etc will remain in-situ as seen.



Any remaining contents will be removed prior to completion.

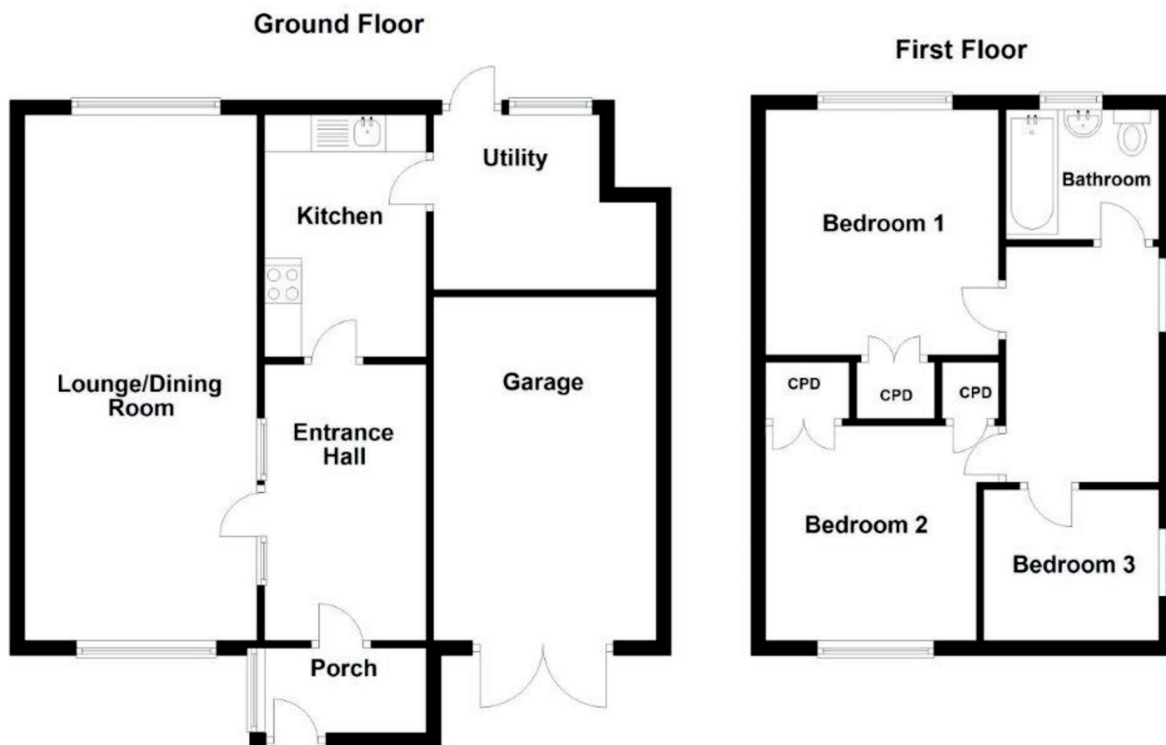
Offers are invited for consideration.

Viewing is strictly by prior appointment via the selling agent.

Title – Freehold

Council Tax – Walsall Council Band C





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

60 St Johns Road, Walsall

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.com

Rees Page

www.reespage.com

01902 577775