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Energy Efficiency Rating	
Current	Potential
61	83
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	



2 St Catharines Close, Walsall, WS1 3TE

OFFERS OVER £450,000



2 ST CATHARINES CLOSE, WALSALL

This well presented, modern style, four bedroomed detached house occupies a pleasant position on this popular estate, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and the M6 Motorway at Junctions 7 or 9 are within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC sliding entrance door and tiled flooring.

RECEPTION HALL

having UPVC entrance door, pin spot lighting, central heating radiator, tiled floor and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator, tiled flooring and UPVC double glazed window to side.



LOUNGE

4.77m x 3.50m (15' 8" x 11' 6") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, wooden flooring, coved cornices and feature fireplace surround with fitted gas fire.

DINING ROOM

3.95m x 2.72m (13' 0" x 8' 11") having UPVC double glazed door to conservatory, ceiling light point, central heating radiator, coved cornices and wooden flooring.



CONSERVATORY

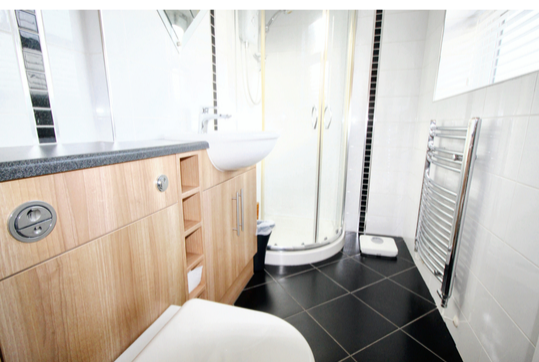
3.28m x 3.01m (10' 9" x 9' 11") having UPVC double glazed windows, ceiling light point, tiled floor and UPVC double glazed door to rear garden.

FITTED KITCHEN

4.63m x 3.06m (15' 2" x 10' 0") having inset sink unit, wall, base and drawer cupboards, work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, integrated dishwasher and microwave, tiled floor, two ceiling light points, central heating radiator, two UPVC double glazed windows to rear and UPVC double glazed door to side.

FIRST FLOOR LANDING

having UPVC double glazed window to side, pin spot lighting, central heating radiator, airing cupboard and loft hatch.



BEDROOM NO 1

4.19m x 3.06m (13' 9" x 10' 0") having three UPVC double glazed windows to front, pin spot lighting, central heating radiator, wooden flooring, a range of built-in wardrobes, cupboards and dressing unit.

EN SUITE

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to front.

BEDROOM NO 2

3.93m x 2.65m (12' 11" x 8' 8") having UPVC double glazed window to rear, pin spot lighting, central heating radiator, wooden flooring and built-in wardrobe.

BEDROOM NO 3

3.01m x 2.14m (9' 11" x 7' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and built-in wardrobe.



BEDROOM NO 4

2.98m x 2.48m (9' 9" x 8' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and built-in wardrobe.

FAMILY SHOWER ROOM

having white suite comprising walk-in shower with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and UPVC double glazed window to side.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

GARAGE/UTILITY

4.99m x 2.44m (16' 4" x 8' 0") having up-and-over door, power and lighting, inset stainless steel sink unit, base cupboards with roll top work surface, tiled splash back surrounds, appliance space and central heating boiler.

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 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 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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/01/04/26

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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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