



86 St. Pauls Crescent, Pelsall,  
Walsall, WS3 4ET

£225,000



# Pelsall

£225,000



Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached house offers neatly presented accommodation with an internal viewing highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy through lounge/dining room with windows to front and rear elevations and well-appointed kitchen with access to a breakfast area with doors to garage and rear garden and guest WC off.

To the first floor there are three bedrooms - two doubles and a single and the shower room with suite comprising WC, wash basin and shower cubicle.

Externally, the rear garden is laid mainly to lawn with a paved patio area and a selection of shrubs/bushes and there is driveway parking to the front of the property with access to the garage.







## Property Specification

### Hall

#### Through Lounge/Dining Room -

7.08m (23'3") x 3.22m  
(10'7") max

#### Kitchen -

3.44m (11'3") x 2.20m  
(7'3") max

#### Breakfast Room -

3.05m (10') x 2.09m (6'10")

### WC

#### Garage -

5.44m (17'10") x 2.64m (8'8")

#### Bedroom 1 -

3.33m (10'11") x 3.14m (10'4")

#### Bedroom 2 -

2.87m (9'5") x 2.82m (9'3")

#### Bedroom 3 -

2.40m (7'10") x 1.97m (6'6")

#### Shower Room -

2.04m (6'8") x 1.78m (5'10")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 9th May 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

## Map Location

