



St. Catharines Close, Walsall  
Walsall, WS1 3TE

Offers in the Region Of £480,000

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Set in this ever-popular location within easy reach of highly regarded schools, this extremely well presented modern detached home offers excellent family accommodation.

Approached via the front driveway, inspection reveals the enclosed porch which gives way to the spacious entrance hall with refitted guest wc off. The front lounge is a bright and airy reception room with feature bay window to fore with a courtesy door to the rear dining room, an excellent space for entertaining with a generous conservatory beyond which overlooks the rear garden. Having recently been refitted, the modern breakfast kitchen boasts an excellent range of fitted units with a range of integrated appliances.

Stairs from the entrance hall rise to the first floor where there are four ample bedrooms, each of which benefit from fitted wardrobes. The main bedroom boasts a large fully tiled ensuite shower room and there is also an additional principal shower room which has been refitted to a high standard.

Outside to the rear the well tended enclosed rear garden with paved patio has a lawn beyond with well stocked flower beds and fencing to neighbouring boundaries whilst to the fore the front drive gives way to the integral garage.





## Property Specification

Lounge - 4.77m (15'8") max x 3.54m (11'7")

Dining Room - 4.14m (13'7") x 2.75m (9')

Kitchen/Breakfast Room -  
4.63m (15'2") x 3.06m (10'1") max

Conservatory - 3.28m (10'9") x 3.01m (9'11")

Bedroom 1 - 4.77m (15'8") max x 3.21m (10'7")  
plus 0.11m (0'4") x 0.11m (0'4")

Ensuite - 2.61m (8'7") x 1.31m (4'3")

Bedroom 2 - 3.00m (9'10") x 2.52m (8'3")

Bedroom 3 - 3.00m (9'10") x 2.61m (8'7")

Bedroom 4 - 3.00m (9'10") x 2.15m (7'1")

Shower Room - 2.61m (8'7") max x 1.92m (6'3")

Garage - 4.95m (16'3") x 2.55m (8'5")

### 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: 3rd March 2022

### Viewer's Note:

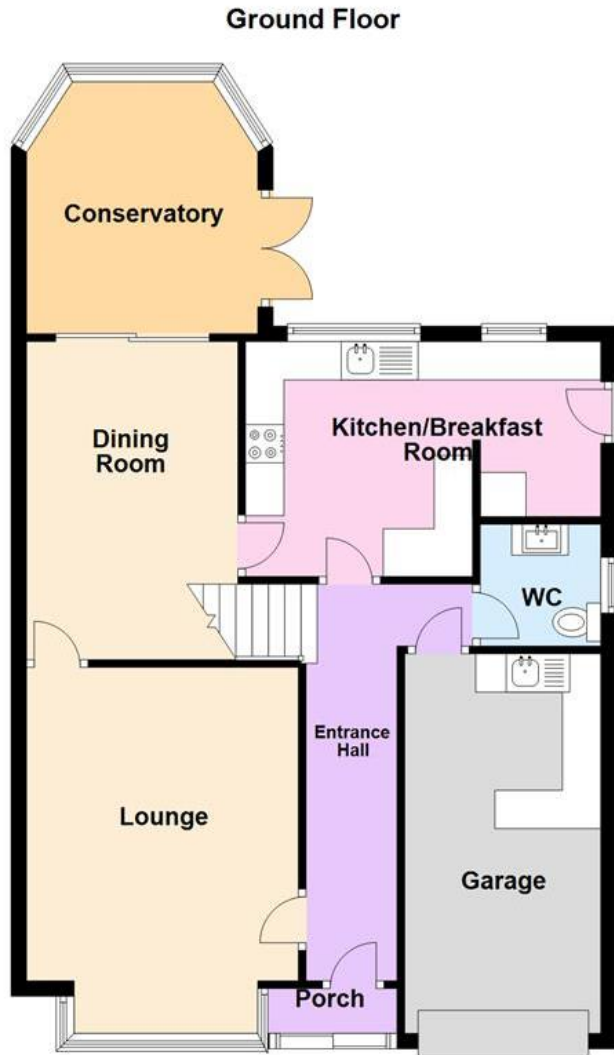
Services connected: Gas, Electricity, Water & Drainage

Council tax band: E

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

