



£260,000

St. Pauls Crescent, Walsall

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- THREE BEDROOMS
- OPEN-PLAN LIVING AND DINING AREA
- MODERN FAMILY BATHROOM
- CONTEMPORARY FITTED KITCHEN
- WELL-MAINTAINED GARDEN WITH DECKING AND PATIO AREA
- PRIVATE GARAGE
- DRIVEWAY PARKING
- QUIET AND FRIENDLY NEIGHBOURHOOD
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FAMILIES AND PROFESSIONALS

## Property Description

STUNNING 3-BEDROOM SEMI-DETACHED HOME IN PELSALL WS3

This well-presented 3-bedroom semi-detached property is nestled in a sought-after area of Pelsall, perfect for families or professionals seeking a modern, stylish home. Situated on a corner plot, the home offers spacious living areas, a private garden, and a garage, making it the perfect move-in ready home.

## Main Particulars

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### Room Descriptions -

**Foyer** - 1.70m x 1.00m (5'6" x 3'3") - A bright entrance with wood flooring and neutral décor, offering a welcoming first impression.

**Living Room** - 3.03m x 4.66m (9'11" x 15'3") - This open-plan space is ideal for entertaining, with large windows allowing natural light to flow through. It features modern laminate flooring, neutral tones, and a focal fireplace.

**Dining Area** - 3.03m x 2.63m (9'11" x 8'7") - Adjoining the living room, the dining area overlooks the front garden through a large window, perfect for family meals or hosting dinner parties.

**Kitchen** - 2.45m x 3.46m (8'0" x 11'4") - A sleek, contemporary kitchen with gloss white cabinets, black worktops, and tiled flooring. It features modern appliances and direct access to the rear garden, ideal for alfresco dining.

**Hall** - 2.46m x 3.73m (8'0" x 12'2") - Connecting the main living areas, with access to the upstairs, creating an open and airy feel.

**Primary Bedroom** - 2.35m x 3.64m (7'8" x 11'11") - A spacious master bedroom with mirrored fitted wardrobes, offering plenty of storage and a serene atmosphere for relaxation.

**Bedroom Two** - 2.35m x 2.98m (7'8" x 9'9") - A bright and comfortable double bedroom with built-in storage, perfect for guests or family.

**Bedroom Three** - 2.39m x 2.16m (7'10" x 7'1") - A flexible space, ideal as a home office, child's bedroom, or guest room.

**Bathroom** - 2.40m x 1.51m (7'10" x 4'11") - A modern family bathroom with a corner bath, overhead shower, WC, and vanity unit.

**Garage** - 2.89m x 5.11m (9'5" x 16'9") - Spacious garage with ample room for storage or additional parking.

**Garden** - The rear garden offers a mix of decking and patio areas, ideal for outdoor dining or relaxing, with lush greenery and well-maintained flower beds. A perfect

oasis for family gatherings or a peaceful retreat after a long day.

This beautifully maintained semi-detached home is ready to welcome new owners. Located in the highly desirable area of Pelsall, WS3, this property offers both style and convenience. Don't miss your chance to view this fantastic family home!

Contact us today to arrange a viewing!

LIVING ROOM



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DINING AREA



KITCHEN



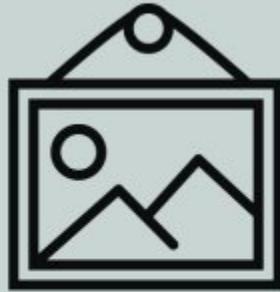
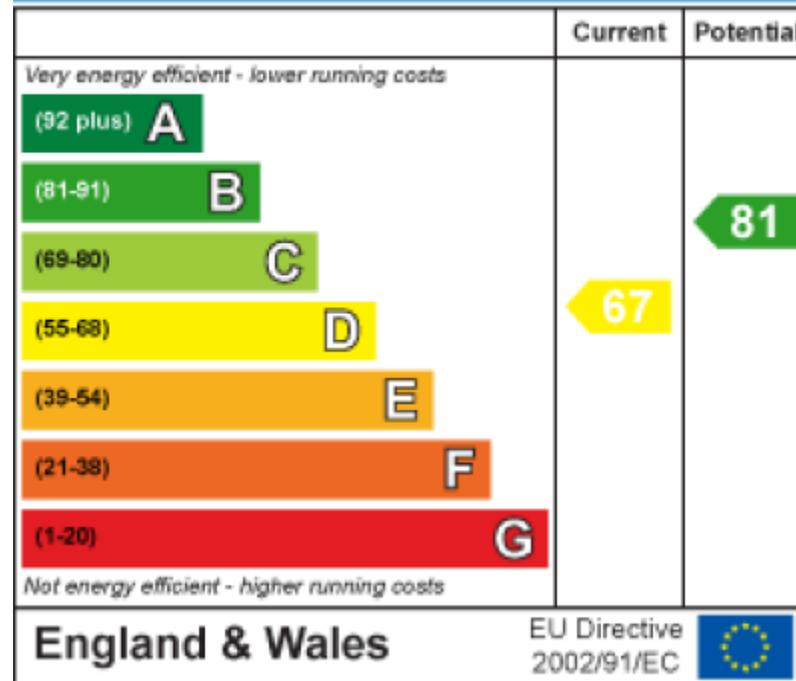


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating



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