



Offers in excess of £175,000



Key Features

- Popular location
- End of terrace traditional property
- Two bedrooms
- Large reception room
- Enclosed rear garden
- Family bathroom
- EPC rating D
- Freehold





*****TRADITIONAL TWO BED END OF TERRACE PROPERTY***** Great size period property located in Shelfield between Aldridge and Pelsall, popular for their village centres, eateries, shops, good schools and transport links to Cannock, Lichfield & Walsall, M5, M6 & M6 toll.

This property briefly comprises; entrance hallway, lounge, kitchen, two bedrooms and family bathroom.

Tenure: Freehold

Council tax: B

EPC: D

Early viewing highly recommended.



Frontage

Traditional property having steps up to the entrance door and a gate offering access to the rear garden.

Lounge 3.81m x 7.86m (12'6" x 25'10")

Large reception room having beautiful feature fire and a bay window at the front of the room and another window at the rear allowing in plenty of natural light.

Kitchen 2.05m x 6.68m (6'8" x 21'11")

Fitted kitchen with base units and contrasting worktops and space for several appliances. There is a door at the side and a patio door at the rear both leading to the enclosed garden.

Bedroom one 3.82m x 3.42m (12'6" x 11'2")

Large double bedroom positioned at the front of the property with two windows allowing in plenty of natural light.

Bedroom two 2.72m x 3.73m (8'11" x 12'2")

Bedroom at the rear of the property with feature fireplace.

Bathroom 2.14m x 2.83m (7'0" x 9'4")

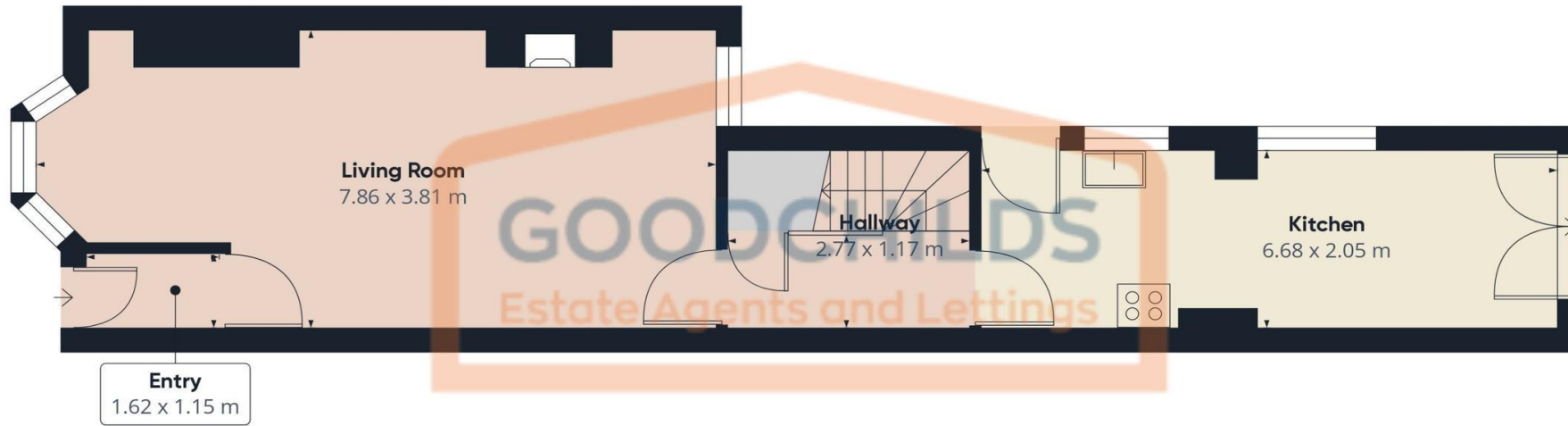
Large family bathroom having bath, separate shower, basin and w.c.

Rear garden

Enclosed rear garden having patio area, lawn area and gate giving access to the front of the property.

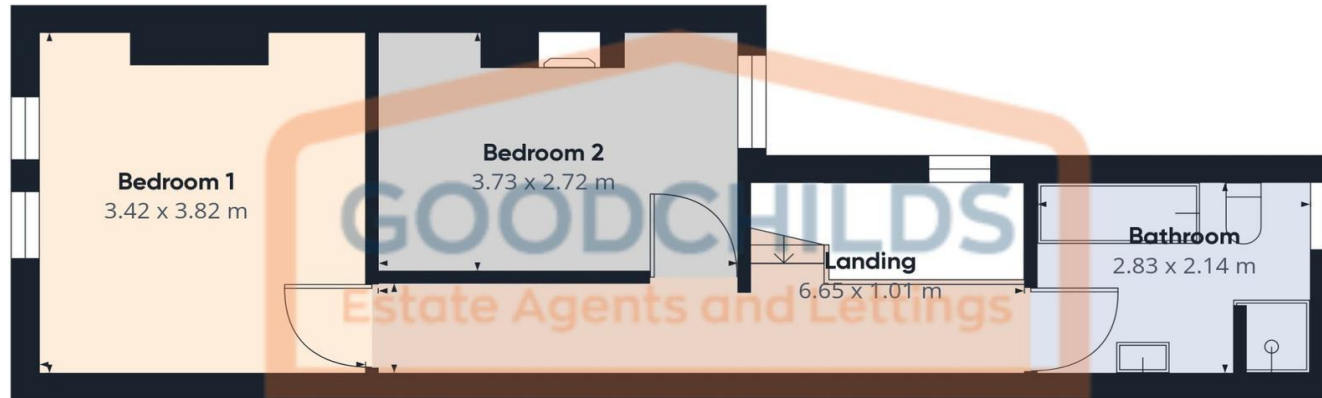






Ground floor

Approximate total area⁽¹⁾
83.05 m²

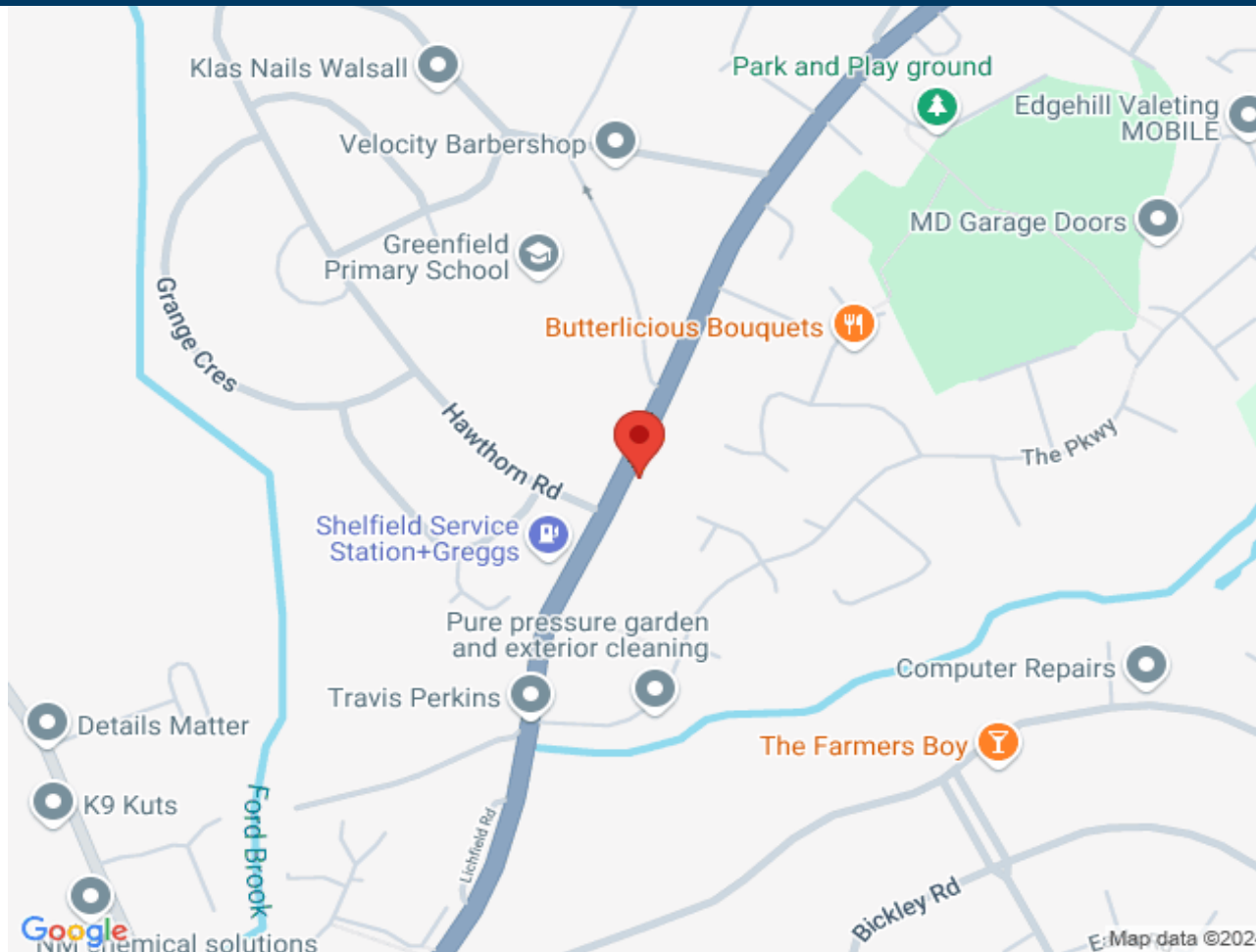


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

