



Willows Road, Shelfield



5



1



1

Offers in excess of £345,000



Key Features

- Popular location
- Large detached family home
- Modern Kitchen and Bathroom
- Five bedrooms
- Separate Utility space
- Internal lift from lounge to master bedroom
- EPC rating C
- Freehold





****IDEAL FOR FAMILIES - 5 BED FAMILY HOME IN A POPULAR AREA**** This large detached 5 bedroom property is located in the Shelfield area of Walsall, near to good schools, parks and local amenities. The area has great transport links so will be a hit with commuters and families alike.

The property has a large lounge, large modern kitchen, separate utility area, downstairs w.c. Upstairs are four double bedrooms, a single bedroom and a family bathroom with separate w.c. The property benefits from gas central heating and double glazing throughout, an enclosed rear garden and a driveway and garage.

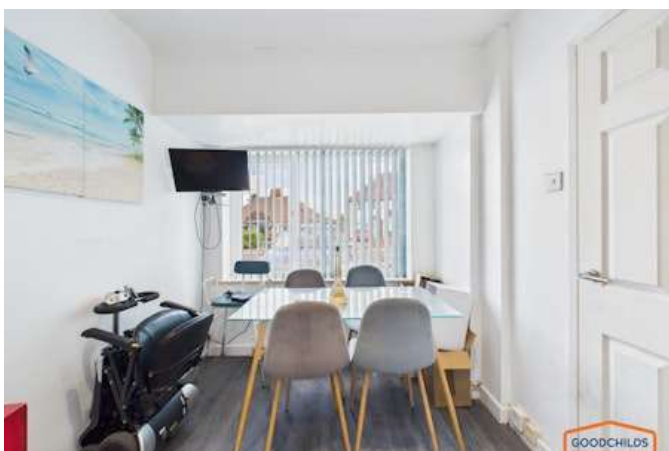


Early viewing is highly recommended.

Tenure: Freehold

Council tax: D

EPC: C



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Lounge

3.32 x 7.20

Lounge with feature window, patio doors and accessibility lift.

Kitchen

2.32 x 7.90

With modern fitted wall and base units and integrated oven, hob and extractor.

Utility

2.40 x 3.08

Separate utility area with space for 2 appliances and internal access to the garage.

Bedroom One

3.83 x 4.09

Located above the lounge with accessibility lift and window to the front of the property.

Bedroom Two

3.33 x 4.21

Large double bedroom located at the front of the house.

Bedroom Three

4.25 x 3.01

Double bedroom positioned at the rear of the property with views of the rear garden.

Bedroom Four

3.34 x 3.52

Double bedroom positioned at the front of the property.



Bedroom Five

2.06 x 2.69

Single bedroom positioned at the rear of the property.

Bathroom

2.78 x 1.70

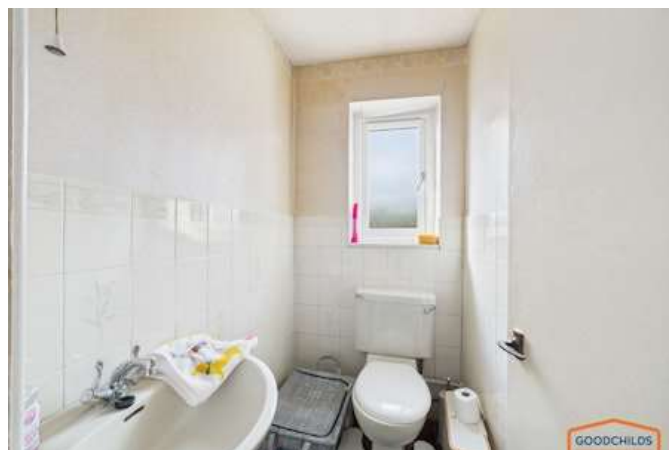
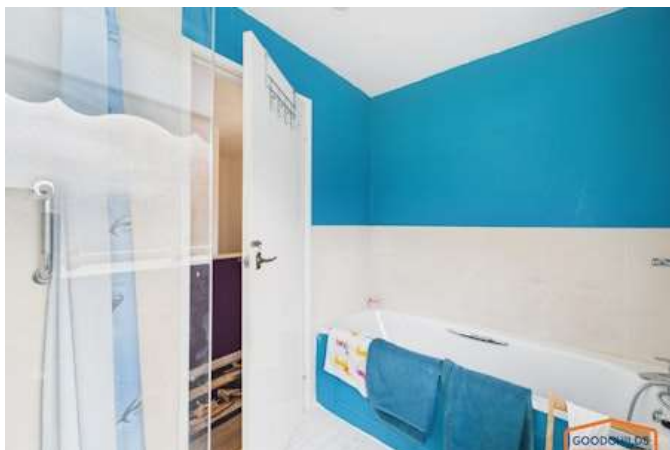
Having bath and separate walk in shower cubicle with rainfall shower and vanity basin.

W.C.

1.13 x 1.63

Adjacent to the family bathroom







Ground floor



Floor 1

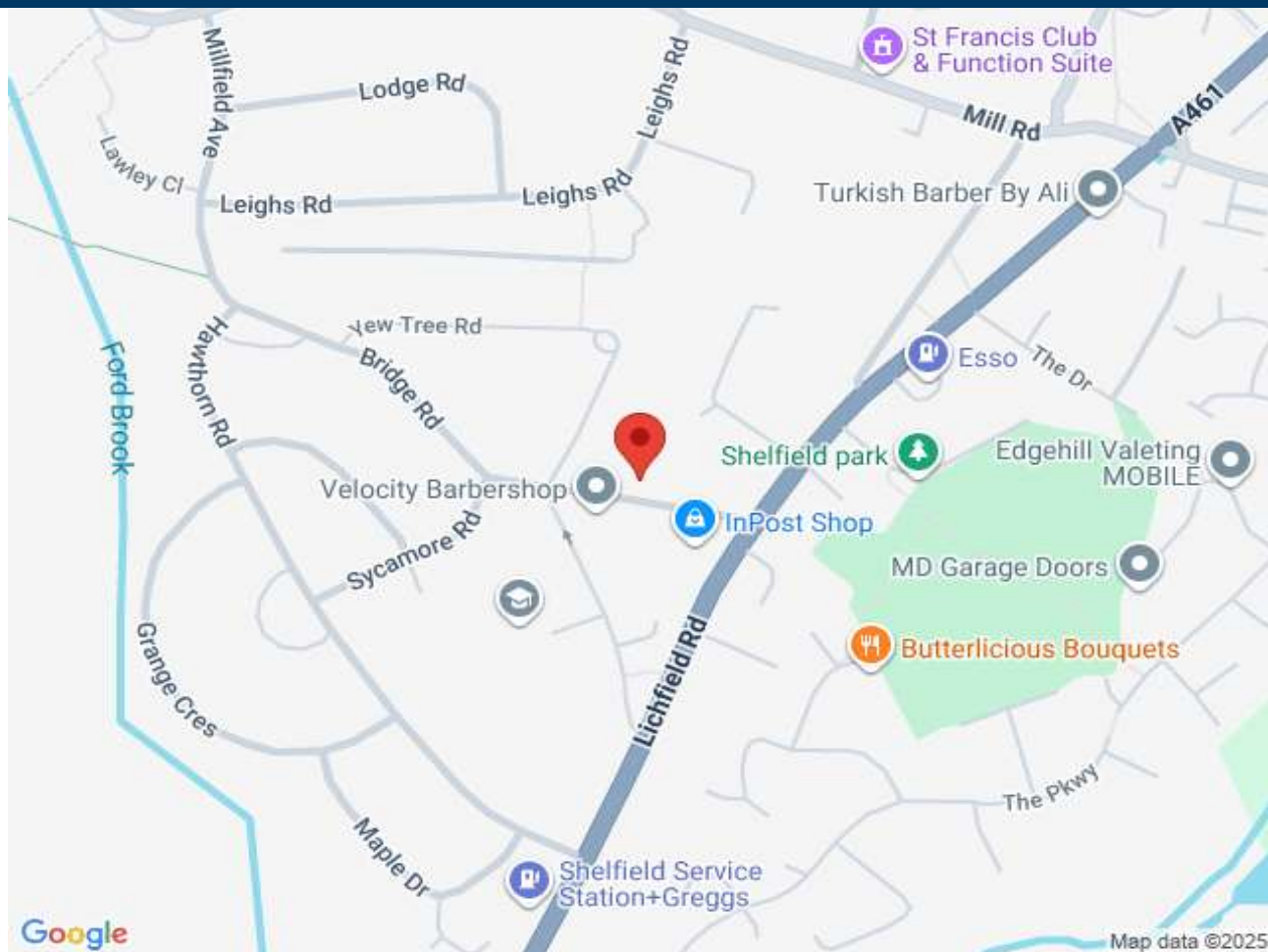


Approximate total area⁽¹⁾
149.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

