



Clarendon Road, Shelfield



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Offers in excess of £195,000



Key Features

- Popular location
- Two double bedrooms
- Open plan living space
- Family bathroom
- Off road parking
- Enclosed rear garden
- EPC rating D
- Freehold

****TWO BED FAMILY HOME - PERFECT FOR FIRST TIME BUYERS**** This semi detached property is located in the Sheffield 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 comprises porch, entrance hallway, large open plan lounge/dining/kitchen, two double bedrooms and family bathroom. The property also benefits from off road parking, gas central heating and double glazing throughout and a private rear garden including out house.

Tenure: Freehold

Council Tax Band: B

EPC: D

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 £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Having off road parking, porch entrance and gated side access to the rear garden.

Lounge

Large lounge with window to the front of the property and French doors leading to the rear garden. The lounge area is open plan and leads into the Kitchen.

Kitchen

Having matching wall and base units and integrated oven, hob and extractor.

Bedroom one

Double bedroom positioned at the front of the property.

Bedroom two

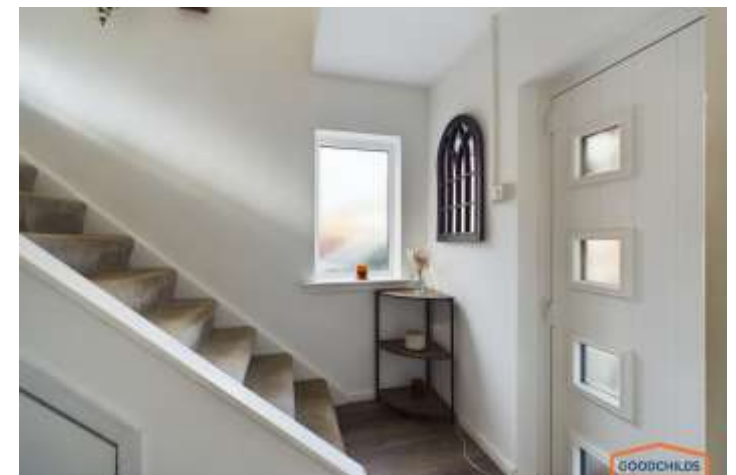
Double bedroom positioned at the rear of the property.

Family bathroom

Partially tiled bathroom having electric shower over bath, basin and w.c.

Rear garden

Enclosed rear garden with patio area, lawn and brick built out building.









Ground floor

Approximate total area^m
59.2 m²



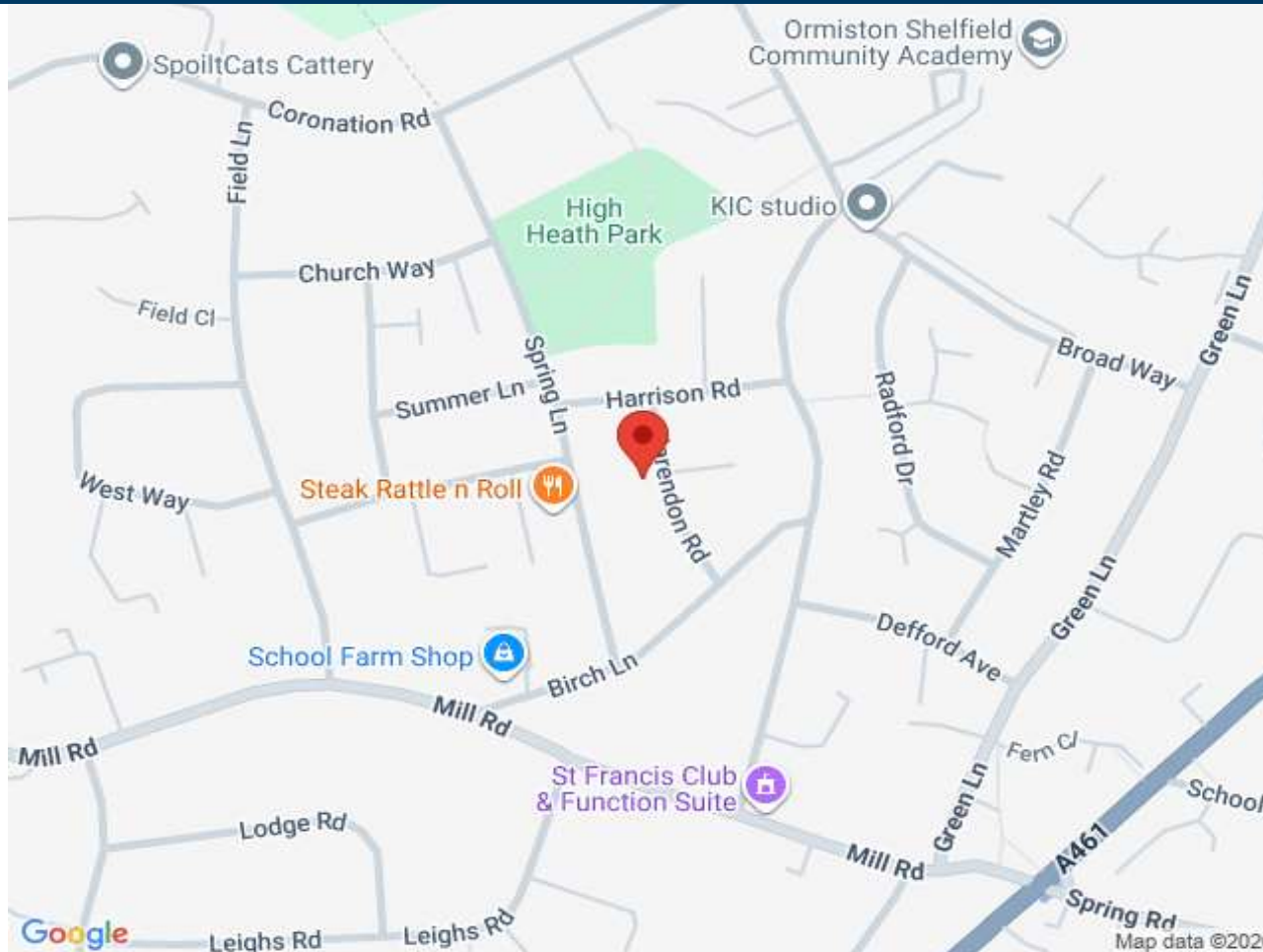
Floor 1

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

