

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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30 Greenfields Road, Shelfield, WS4 1RS Offers Over £240,000

A well planned, three bedroom semi detached residence in need of general modernisation situated in this quiet and popular residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Kitchen * Utility *
Three Bedrooms * Bathroom * Garage & Off Road Parking * Gas Central Heating System *
Majority Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



30 Greenfields Road, Shelfield



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Kitchen



Bedroom One

30 Greenfields Road, Shelfield



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

30 Greenfields Road, Shelfield

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this well planned, three bedroom, semi detached residence that is in need of general modernisation. The property occupies a quiet position in this popular residential location and is within easy reach of local amenities.

Schools for children of all ages are readily available including Shelfield Sports & Community College, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed, double opening doors and windows to front elevation and tiled floor.

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point and under stairs storage cupboard off.

THROUGH LOUNGE/DINING ROOM

6.63m x 3.91m (21'9 x 12'10)

double glazed window to front elevation, patio door leading to the rear gardens, feature fireplace with gas fire fitted and tiled hearth, central heating radiator and two ceiling light points.

KITCHEN

3.05m x 2.90m (10'0 x 9'6)

double glazed window to rear elevation, fitted units and drawers, working surface with inset stainless steel single drainer sink, space for cooker and fridge/freezer, central heating radiator, fluorescent strip light and useful pantry off.

UTILITY

3.53m x 2.79m (11'7 x 9'2)

door and window to rear elevation and access to the garage.

FIRST FLOOR LANDING

double glazed window to side elevation, ceiling light point, airing cupboard off and access to the boarded loft space.

BEDROOM ONE

3.76m x 3.15m min (12'4 x 10'4 min)

double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO

3.35m min x 2.90m (11'0 min x 9'6)

double glazed window to rear elevation, central heating radiator and ceiling light point.

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BEDROOM THREE

2.57m x 2.57m (8'5 x 8'5)

double glazed window to front elevation, fitted wardrobe, central heating radiator and ceiling light point.

BATHROOM

frosted windows to the rear and side elevations, panelled bath with electric shower over, pedestal wash hand basin, WC, heated towel rail and ceiling light point.

OUTSIDE

SIDE GARAGE

5.69m x 2.79m (18'8 x 9'2)

with up and over door and access to the utility.

FORE GARDEN

tarmacadam driveway, lawn and side borders.

REAR GARDEN

paved patio area and path, lawn, mature borders, trees and shrubs.

GENERAL INFORMATION


We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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