



Fairway, Shelfield  
Walsall, WS4 1RP

Offers in the Region Of £269,500

# Shelfield

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Set in a popular Cul-de-Sac location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this neatly presented semi-detached house would make an ideal family home and an internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy open-plan lounge / dining room with bay window to the front elevation and patio door into the rear garden and well-appointed breakfast kitchen which features a range of wall / base units, breakfast bar, gas cooker point, plumbing for a washing machine, wall mounted central heating boiler and door to lobby area which gives access to the garage and has a door into the rear garden.

To the first floor there are three bedrooms - two doubles and a good sized single - and the shower room with suite comprising WC, wash basin with fitted vanity unit and shower cubicle with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a selection of shrubs / bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





## Property Specification

### Hall

### Lounge Area

4.19m (13'9") max into bay x 3.92m (12'10")

### Dining Area

3.59m (11'9") x 3.45m (11'4")

### Breakfast Kitchen

4.29m (14'1") x 2.57m (8'5")

### Garage

5.36m (17'7") x 2.70m (8'10")

### Landing

### Bedroom 1

3.90m (12'10") x 3.59m (11'9")

### Bedroom 2

4.34m (14'3") max into bay x 3.30m (10'10") into wardrobes

### Bedroom 3

2.38m (7'10") x 2.35m (7'8")

### Shower Room

2.44m (8') x 1.78m (5'10")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

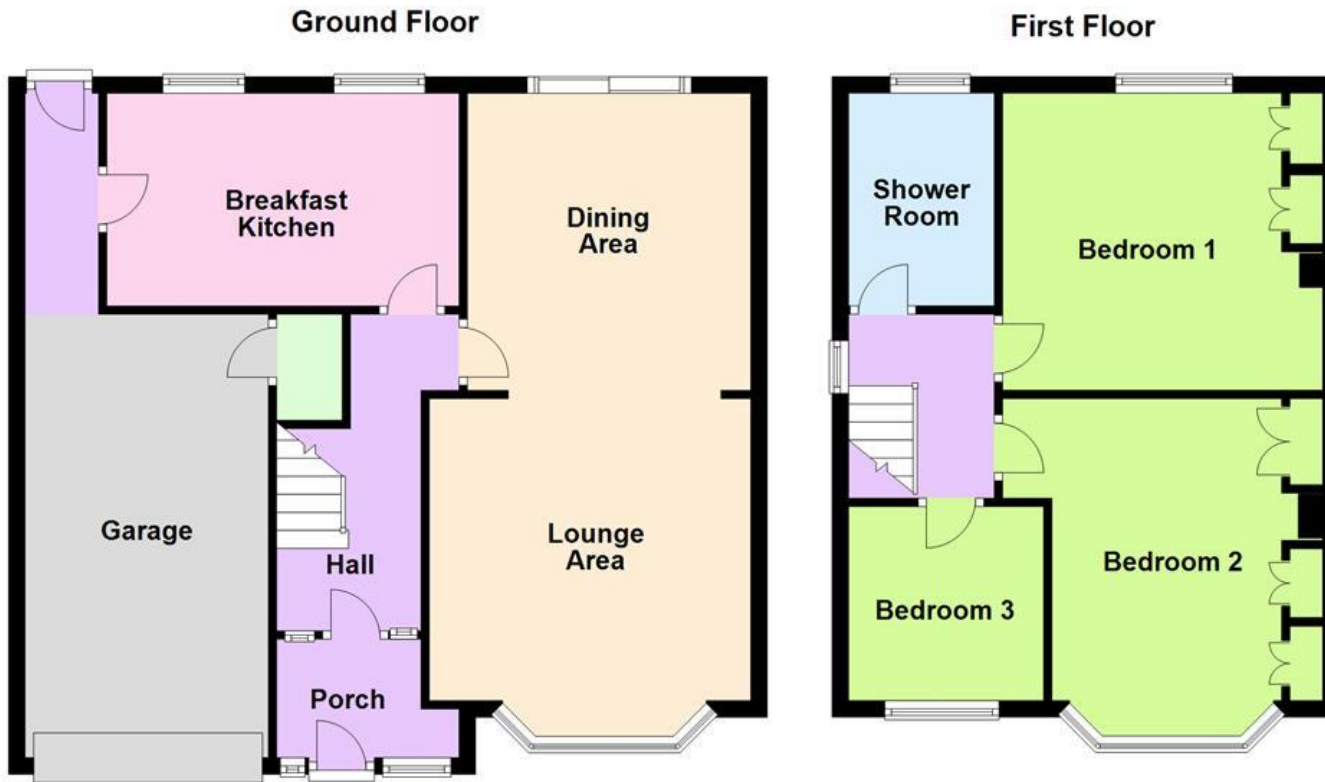
Came on the market:

### Viewer's Note:

Services connected:	All mains services connected.
Council tax band:	C
Tenure:	Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

