



64 Green Lane, Shelfield,  
Walsall, WS4 1RW

**£230,000**

# Shelfield

£230,000



Set within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached house provides excellent scope for modernisation/improvement and an internal viewing is recommended to fully appreciate the potential of the property.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, two generous reception rooms and kitchen with fitted units, access to under-stairs storage, and door to rear lobby which has storage cupboard and utility area off and access to the garage/storage.

To the first floor there are three bedrooms - two doubles and single - and the bathroom with suite comprising WC, wash basin and bath with electric shower over. A part boarded loft space with ladders is also accessible.

Externally, the rear garden is laid mainly to lawn with a selection of shrubs/bushes and there is driveway parking to the front of the property.





## Property Specification

### Hall

#### Front Reception Room -

4.10m (13'5") max into bay  
x 3.80m (12'5")

#### Rear Reception Room -

3.65m (12') x 3.61m (11'10")

#### Kitchen -

2.65m (8'8") x 2.42m (7'11")

#### Garage -

4.78m (15'8") x 2.74m (9')

#### Utility Area -

1.32m (4'4") x 0.90m (2'11")

#### Bedroom 1 -

3.85m (12'7") x 3.61m (11'10")

#### Bedroom 2 -

4.27m (14') max into bay  
x 3.34m (10'11") plus recess

#### Bedroom 3 -

2.42m (7'11") x 2.11m (6'11")

#### Bathroom -

2.27m (7'5") 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: 15th April 2024

### Viewer's Note:

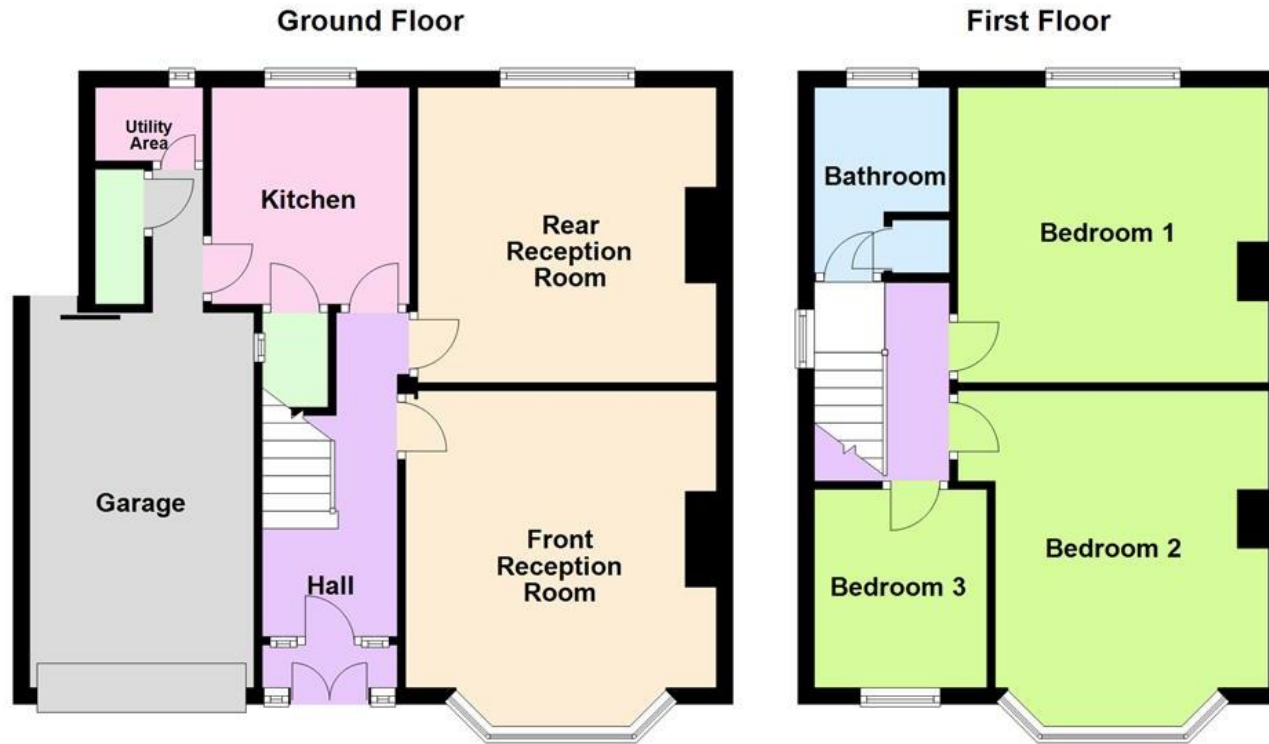
Services connected: Gas, Water, Electric & Drainage

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

