



15 Lichfield Road, Shelfield,
Walsall, WS4 1QA

£215,000

Shelfield

£215,000

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Offered for sale with no upward chain this period terrace home is beautifully presented throughout having been improved and modernised by the current owner to a high standard over many years.

Approached by the low maintenance foregarden inspection reveals the front reception room with electric fire, currently used as a dining room. A courtesy door gives way to the rear lounge with feature fire place and useful storage area under the stairs. Beyond the lounge, the modern kitchen boasts an excellent range of fitted wall and base units and having recently been refitted, the ground floor bathroom comprises a modern suite with feature tiling.

Stairs from the lounge area rise to the first-floor landing where two bedrooms are found with the third bedroom found via a further staircase which rises to the second floor.

Outside to the rear the courtyard garden is neatly arranged and provides an ideal space to unwind with a courtesy gate to the parking area to the rear.

With both double glazing and gas central heating, viewing is highly recommended to appreciate the size and standard of accommodation on offer.





Property Specification

Dining Room - 3.66m (12') x 3.52m (11'7")

Lounge - 4.69m (15'5") max x 3.52m (11'7")

Kitchen - 3.86m (12'8") x 2.43m (8') max

Bedroom 1 - 3.66m (12') x 3.52m (11'7")

Bedroom 2 - 3.52m (11'7") x 2.73m (9')

Bedroom 3 - 5.15m (16'11") x 3.52m (11'7")

Bathroom - 2.43m (8') x 2.32m (7'7")

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: 20th August 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

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+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

