



251 Lichfield Road, Shelfield,
Walsall, WS4 1PJ

Offers in Excess of £180,000

Shelfield

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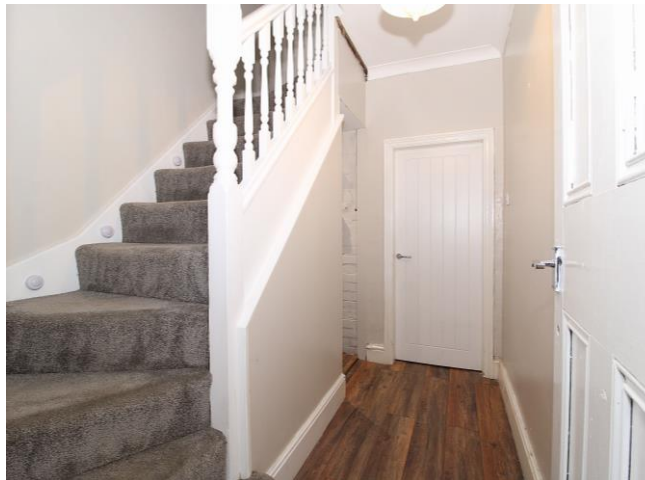


Set within easy reach of amenities and transport links, this superb mid-terraced property boasts beautifully presented accommodation with internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a light and airy, open-plan lounge/dining room with bay window to the front elevation, further window to the rear elevation, attractive feature fireplace with gas fire inset and door to inner hallway which has stairs to first floor, access to useful "utility cupboard" with plumbing for a washing machine and door into the well-appointed kitchen which features a range of fitted units, integrated fridge, oven and hob with extractor over and door to the rear garden.

To the first floor there are two generous double bedrooms and the attractively styled bathroom with suite comprising WC with high level cistern, wash basin and bath with shower fitment.

Externally, the rear garden is laid mainly to lawn with a timber decked area and access to a useful storage space.





Property Specification

Lounge/Dining Room -

7.30m (23'11") plus bay x 3.76m (12'4")

Kitchen - 2.86m (9'5") x 2.10m (6'11")

Bedroom 1 - 3.76m (12'4") x 3.41m (11'2")

Bedroom 2 - 3.79m (12'5") x 2.66m (8'9")

Bathroom - 2.86m (9'5") x 2.10m (6'11")

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: 30th January 2025

Viewer's Note:

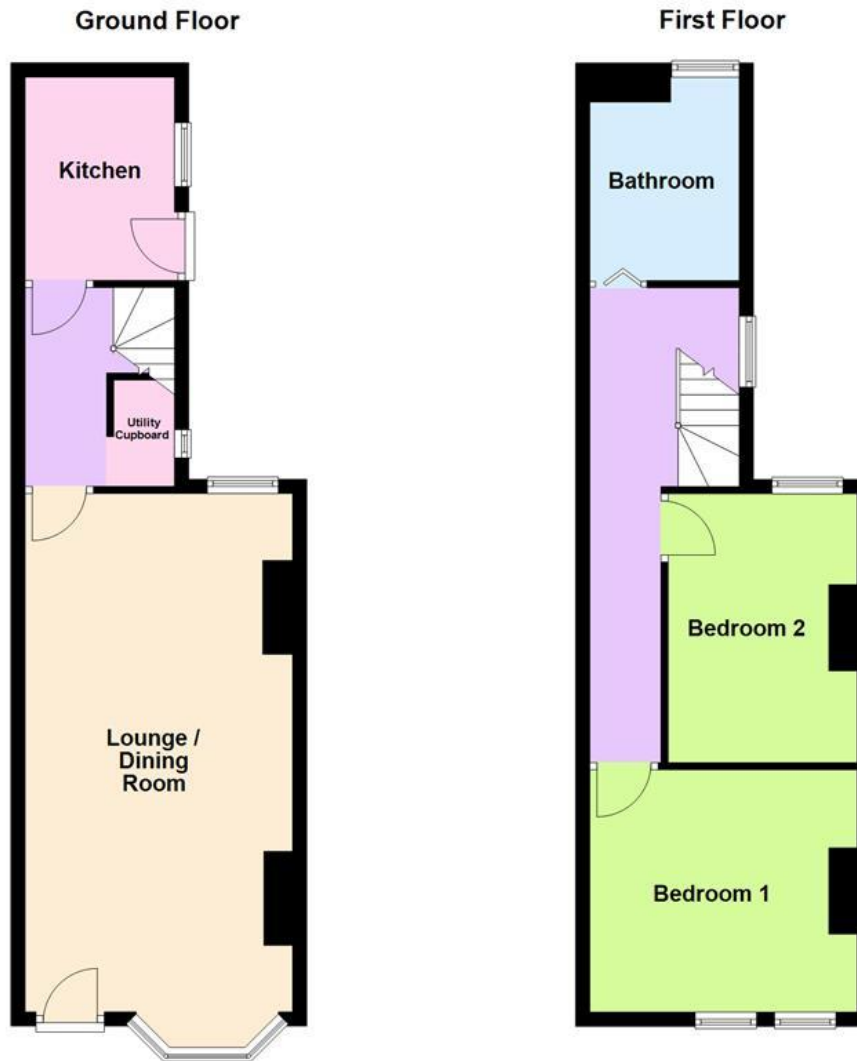
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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		88
(69-80)	C	69	
(55-68)	D		
(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

