



3 Swan Pool Grove, Shelfield,  
Walsall, WS4 1TD

**£365,000**



# Shelfield

£365,000



Introducing this splendid detached house, now available for purchase. This property is situated in a popular location, offering close proximity to nearby schools, local amenities and an abundance of green spaces. It is a fantastic choice for families who value community living and outdoor activities.

This house is presented in excellent condition, ready for the right family to make their home. The property boasts an impressively spacious layout, comprising four well-proportioned bedrooms, a light and airy reception room, and a kitchen diner.

The first of the four bedrooms is a generously sized double, enhanced by the added convenience of an en-suite and built-in wardrobes. The second and third bedrooms are also doubles, offering ample space for furnishings. The fourth bedroom is a single, suitable for a child or can be utilised as an office, guest room or even a walk-in wardrobe!

The heart of this home is the reception room, which features a welcoming fireplace to create a cosy atmosphere. It is an ideal space for families to relax, entertain guests or enjoy a peaceful afternoon. One of the standout features of this property is the superb kitchen/diner, which is not just a place for cooking, but a space where the family can come together. This kitchen benefits from access to a utility room, space for a dining table and French windows allowing for an abundance of natural light to flood in. An under-stairs cupboard provides additional storage, making this kitchen as practical as it is inviting.

Lastly, the property features an attractively landscaped rear garden. It provides a private outdoor space to enjoy the sun, perfect for family activities or hosting barbecues for friends. In summary, this property offers a harmonious blend of comfort and convenience. It is a fantastic opportunity to acquire a family home in a sought-after location.







## Property Specification

Hall

Kitchen/Dining Room -

5.40m (17'9") max x 3.68m (12'1") max

Lounge -

4.52m (14'10") x 3.44m (11'4") max

Utility -

1.80m (5'11") x 1.75m (5'9")

WC

Bedroom 1 -

3.73m (12'3") to wardrobe front  
x 3.72m (12'2") max

Ensuite -

2.83m (9'3") max x 1.16m (3'10") max

Bedroom 2 -

3.22m (10'7") plus recess x 2.83m (9'3")

Bedroom 3 -

3.47m (11'5") x 2.44m (8')

Bedroom 4 -

3.68m (12'1") x 2.10m (6'11") max

Bathroom -

2.76m (9'1") max x 2.10m (6'11") max

Garage -

5.43m (17'10") x 2.40m (7'11")

### 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: 19th February 2025

### Viewer's Note:

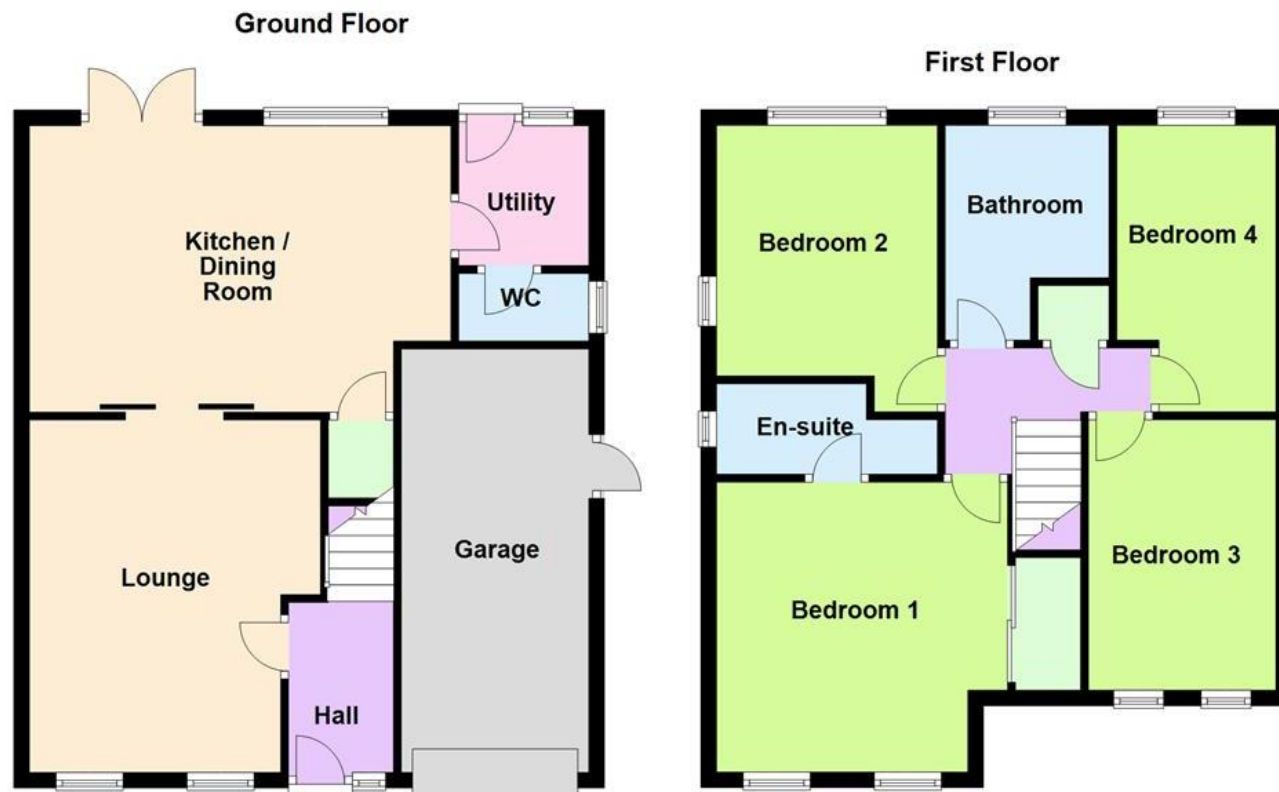
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

NEW  
INSTRUCTION  
AWAITING  
EPC

## Map Location

