



2 Jockey Fields, Shelfield,
Walsall, WS4 1DA

Offers Over £260,000

Shelfield

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A beautifully presented, modern detached house which would make an ideal purchase for first-time buyers and families alike. This delightful property boasts an array of salient features that make it a perfect place to call home.

The property consists of three bedrooms; two doubles and one single. The master bedroom is a well-proportioned double room with an en-suite, providing a private sanctuary for peaceful relaxation. The second double bedroom comes with fitted wardrobes, offering ample storage space. The third bedroom is a comfortable single room, perfect for a child's room or home office.

The kitchen is a culinary enthusiast's dream, featuring a kitchen-diner layout with French windows opening out to the garden. The kitchen is equipped with fitted units, an integrated fridge/freezer, and an oven and hob, ideal for those who love to cook.

The house further benefits from two bathrooms, one of which is an en-suite shower room attached to the master bedroom. A guest WC is also provided for convenience for residents and their guests.

The property benefits from a light and airy reception room, providing a cosy space for family gatherings and relaxation.

Externally, the property enjoys a lovely garden with a tree lined backdrop, perfect for al fresco dining and summer entertaining. There is also a summer house with power and lighting supplied, which could make an ideal home office or playhouse. Parking facilities are also available for added convenience.

Situated in a location with superb public transport links, nearby schools and local amenities, this property offers the perfect blend of suburban tranquillity and urban convenience.





Property Specification

Lounge

5.50m (18'1") max x 3.55m (11'8") max

Kitchen/Diner

4.60m (15'1") x 2.54m (8'4")

Bedroom 2

3.05m (10') x 2.57m (8'5")

En-suite

2.57m (8'5") x 1.32m (4'4")

Bedroom 1

3.62m (11'10") x 2.57m (8'5")

Bedroom 3

2.56m (8'5") x 1.95m (6'5")

Bathroom

2.02m (6'7") x 1.95m (6'5")

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: 13th March 2025

Viewer's Note:

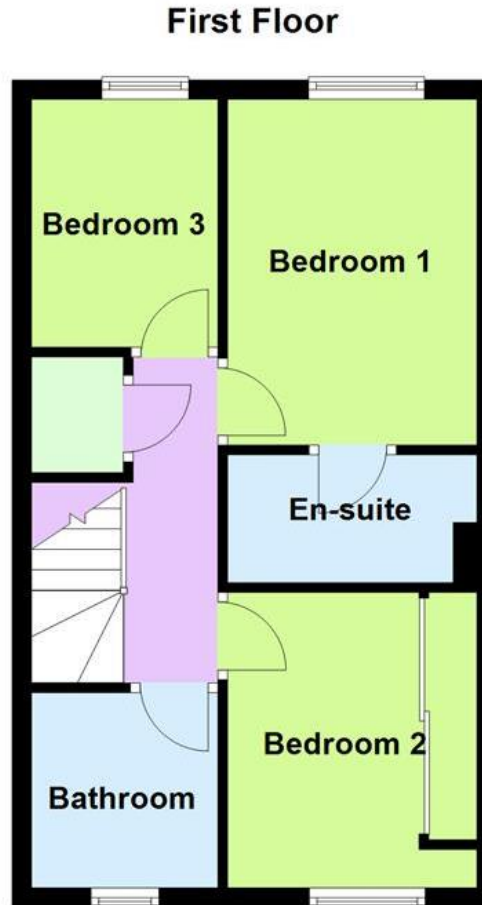
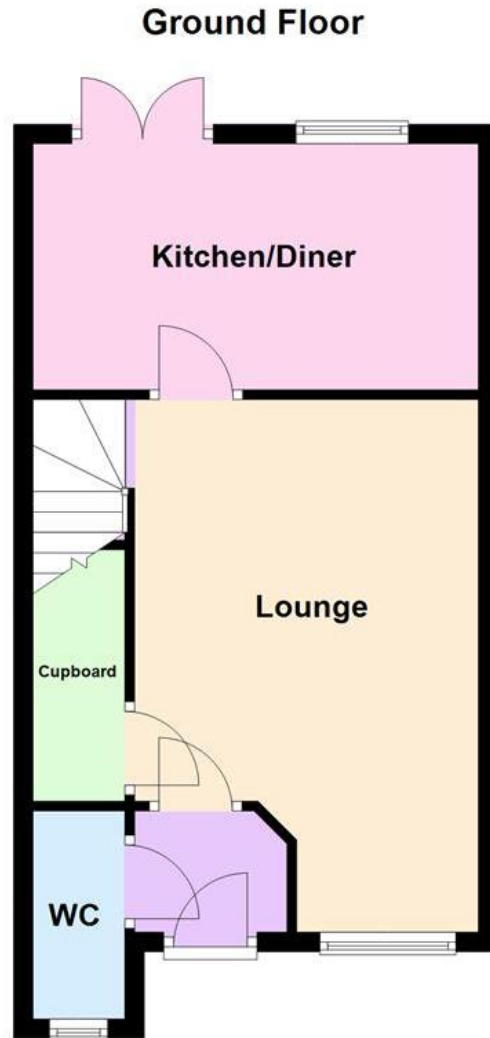
Services connected: Gas, Electricity, Water & Drainage

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+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map Location

