



10 Fenbourne Close, Shelfield,
Walsall, WS4 1XD

Offers in the Region Of £435,000

Shelfield

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Presenting a splendid four-bedroom detached house for sale, located in a sought-after residential area.

This property sits in a quiet cul-de-sac location, offering a pleasant outlook to the front and easy access to public transport links, local amenities, and nearby schools.

As you enter the property, you are greeted by a welcoming hallway with a convenient guest WC off.

The light and airy living room, complete with a bay window to the front, provides the perfect space for relaxation and entertainment.

The heart of the home is undoubtedly the superb breakfast kitchen, which is well-equipped with an integrated double oven, a hob with extractor over, and a range of fitted units. An open plan layout leads into the conservatory with French Windows to the garden, and there's also direct access to a utility room for added convenience.

This property boasts four bedrooms, three of which are generously sized doubles. The master bedroom benefits from fitted wardrobe space and an ensuite shower room. The fourth bedroom, a compact double, is ideal for guests or as a home office. The family bathroom is a haven of luxury with a corner spa bath, "his and hers" wash-basins, and a separate shower cubicle. There's also an additional ensuite shower room for added convenience.

Outside, the neatly maintained garden provides a tranquil space for outdoor relaxation. The property also benefits from driveway parking to the front with a useful electric charging point and access to a single garage.

This property is ideally suited for families seeking a spacious and well-located home. It's a great opportunity that shouldn't be missed.





Property Specification

Hall -	3.70m (12'2") x 1.02m (3'4")
WC -	2.09m (6'10") x 0.95m (3'1")
Lounge -	5.25m (17'3") max into bay x 3.45m (11'4")
Breakfast Kitchen -	6.35m (20'10") x 2.95m (9'8") plus recess to door
Conservatory -	3.05m (10') x 3.00m (9'10")
Utility -	3.03m (9'11") x 1.70m (5'7")
Garage -	5.63m (18'6") x 2.53m (8'4")
Bedroom 1 -	4.17m (13'8") x 3.73m (12'3")
En-suite -	2.00m (6'7") x 1.69m (5'6")
Bedroom 2 -	3.42m (11'2") x 2.82m (9'3")
Bedroom 3 -	3.23m (10'7") x 2.40m (7'11")
Bedroom 4 -	2.68m (8'9") x 2.53m (8'4")
Bathroom -	3.42m (11'2") max x 1.96m (6'5") max

Agent's Note:

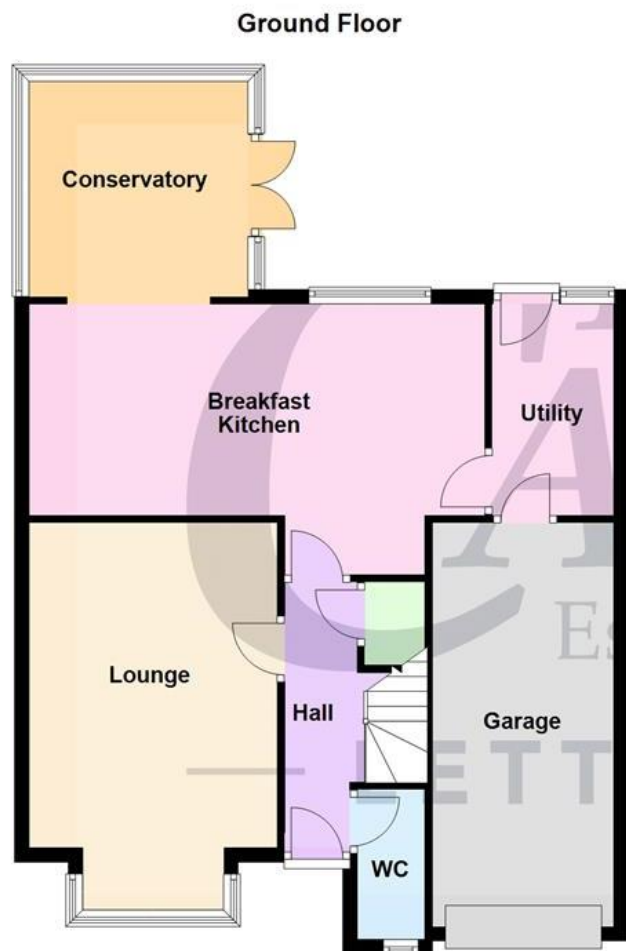
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th May 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map Location

