



15 Watermeadow Drive, Shelfield
Walsall, WS4 1TA

Offers in the Region Of £290,000

Shelfield

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Set in a popular-Cul-de-Sac location, this superb detached house boasts immaculate, contemporary interiors and would make an ideal purchase for someone looking for a property ready to move straight in to.

The accommodation includes entrance lobby with guest WC off, spacious living room with stairs to first floor, attractive feature fireplace with gas fire inset and door into the stunning breakfast kitchen which has a range of white gloss fronted units, breakfast bar, integrated appliances including fridge, freezer, wine cooler, double oven & induction hob with extractor over, access to under-stairs storage cupboard and doorway leading in to the rear garden.

To the first floor, bedroom one is a double with fitted wardrobe space and there are two further bedrooms (one double and one single) complemented by the modern tiled bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and there is off road parking with a garage beyond.





Property Specification

Living Room	4.43m (14'6") max x 4.30m (14'1")
Breakfast Kitchen	4.43m (14'6") x 2.99m (9'10")
Guest WC	
Bedroom 1	3.67m (12') x 2.53m (8'4")
Bedroom 2	2.89m (9'6") x 2.37m (7'9") plus recess
Bedroom 3	2.74m (9') x 1.81m (5'11")
Bathroom	1.93m (6'4") x 1.66m (5'5")
Garage	5.20m (17'1") x 2.50m (8'2")

Viewer's Note

Services connected:	Gas, electricity, water and drainage
Council tax band:	C
Tenure:	Freehold

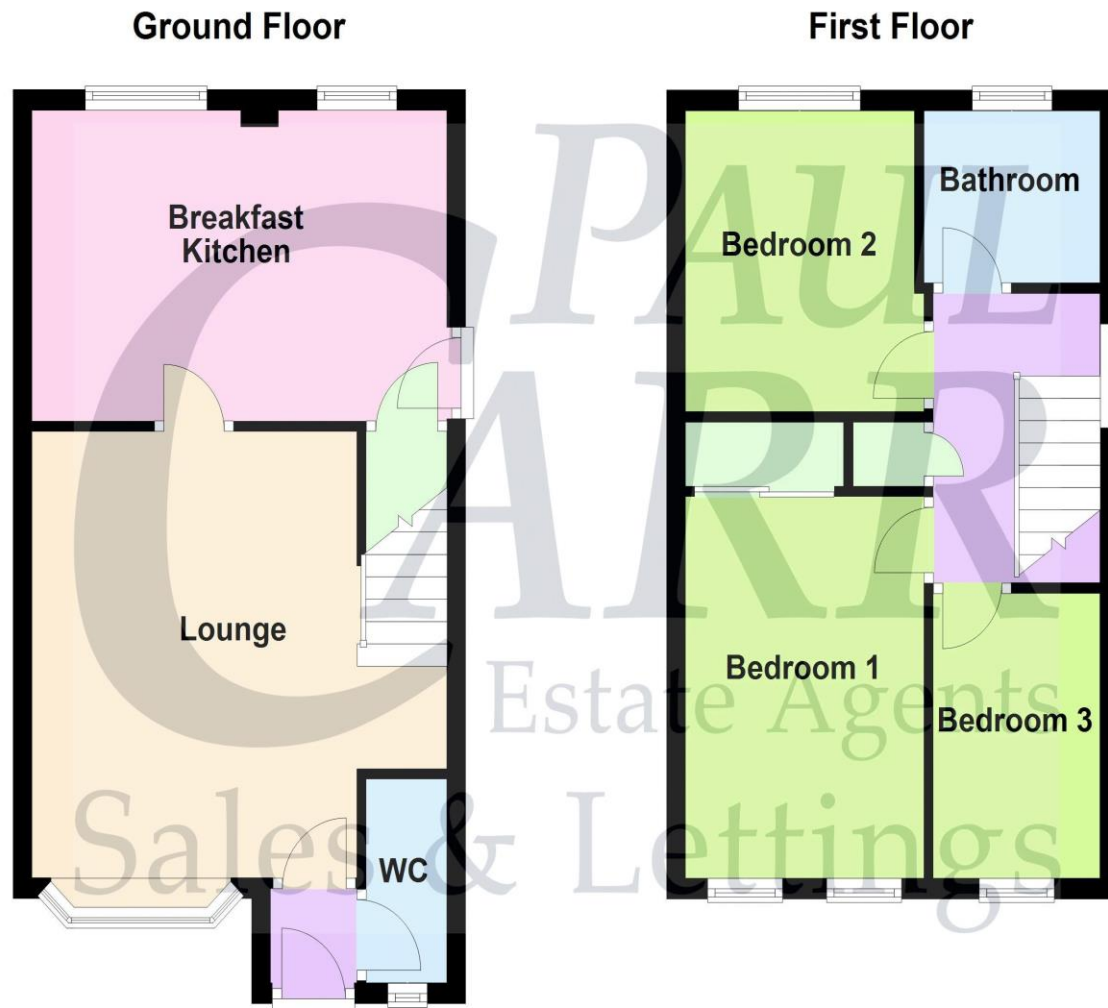
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Came on the market: 2nd April 2026

Floor Plan

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



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Plan produced using PlanUp.*

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

