



Mere View, Shelfield  
Walsall, WS4 1XF

Offers in the Region Of £390,000

Set in a quiet Cul-de-Sac location, this well-proportioned detached property provides neatly presented accommodation, ideally suited as a family home, with internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a porch and welcoming reception hall with guest WC off, an impressive lounge with feature fireplace and bay window to the front complemented by a separate dining room with patio doors leading into the conservatory which overlooks the rear garden.

A particular feature of the property is the superb kitchen offering a comprehensive range of fitted units, space for a range style cooker, integrated dishwasher and a door leading through to a generous utility room. Completing the ground floor there is a good-sized sitting room / potential bedroom, which was converted from the existing garage.

Stairs from the reception hall lead to the first-floor accommodation which offers a generous principal bedroom with ensuite off, in addition to three further bedrooms – one double and two singles and a stylish family bathroom with white suite comprising WC, wash basin and bath with shower fitment.

Externally, a block paved driveway provides ample off-road parking to the front, whilst the enclosed private rear garden is laid mainly to lawn with a paved patio area.

Occupying a very convenient location, the property is within easy reach of all local amenities. Shelfield has a range of schools nearby and regular bus services to Walsall, Lichfield and Aldridge.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.**

**Services Connected: Gas, electricity, water and drainage.**

**Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014  
or via [Aldridge@paulcarrestateagents.co.uk](mailto:Aldridge@paulcarrestateagents.co.uk)**

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.

**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: 6<sup>th</sup> June 2026



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Sales & Lettings

**Hall**

**Lounge**

5.38m (17'8") plus bay x 3.56m (11'8") max

**Dining Room**

3.42m (11'3") x 2.98m (9'9")

**Conservatory**

2.78m (9'2") x 2.53m (8'4")

**Kitchen**

4.10m (13'5") x 2.60m (8'7")

**Utility Room**

4.45m (14'7") x 2.53m (8'4")

**Sitting Room / Bedroom**

6.33m (20'9") x 2.46m (8'1")

**WC**

1.56m (5'1") x 0.94m (3'1")

**Landing**

**Bedroom 1**

3.75m (12'4") x 3.56m (11'8") plus recess

**En-suite**

1.86m (6'1") x 1.74m (5'8")

**Bedroom 2**

3.14m (10'4") x 2.87m (9'5") plus recess

**Bedroom 3**

2.28m (7'6") x 2.23m (7'4")

**Bedroom 4**

2.22m (7'3") x 2.12m (7')

**Bathroom**

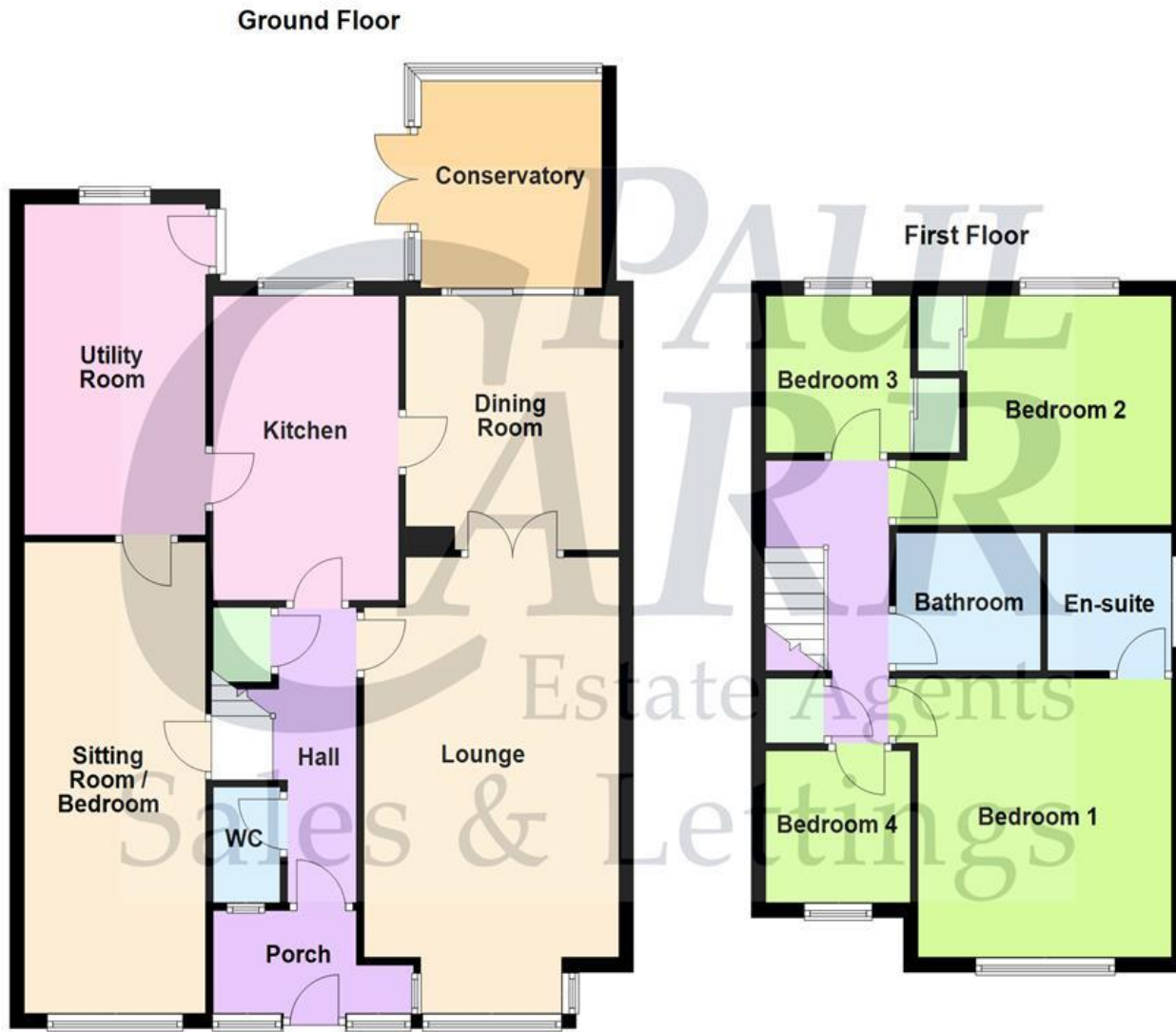
2.03m (6'8") x 1.86m (6'1")





# 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 Performance Rating

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

## Map Location





