



5 Jockey Fields, Shelfield,  
Walsall, WS4 1DA

£250,000

# Sheffield

£250,000



## Ground Floor:

The property is entered via a welcoming hall with a ceiling light point, radiator and doors leading to the principal ground floor accommodation, including a convenient guest WC fitted with a low flush WC, wash hand basin, ceiling light point and an obscure double glazed window to the front.

The lounge features a double glazed window to the front, ceiling light point, radiator, useful under-stairs storage cupboard and stairs rising to the first floor landing, with a door leading through to the kitchen/diner.

The kitchen/diner is fitted with a range of wall and base cupboard units and benefits from downlighters, a radiator, integrated four ring gas hob, oven, fridge, freezer and dishwasher, along with plumbing for a washing machine and an extractor fan. The space is further enhanced by a double glazed window to the rear and double glazed French style doors opening out to the garden.

## First Floor:

The landing provides access to all first floor accommodation and includes a ceiling light point, radiator and a useful over-stairs storage cupboard.

The principal bedroom is positioned to the rear and features a ceiling light point, radiator, double glazed window and sliding door access to a walk-in wardrobe fitted with downlighters, clothes rails and shelving. Bedroom two enjoys a double glazed window to the front, ceiling light point and radiator, while bedroom three overlooks the rear and also includes a ceiling light point and radiator.

The family bathroom is fitted with a P-shaped bath with shower over, low flush WC, vanity wash hand basin, heated chrome towel rail, downlighters and an obscure double glazed window to the front.

## Exterior:

Externally, the property benefits from a tarmac driveway to the front and a side access gate where there is also an electric vehicle charging point. To the rear there is a slabbed patio area with a gate leading to the rear garden space, which is enclosed by boundary fencing and also features a useful storage shed.





## Property Specification

### Entrance Hallway

Guest WC -	2' 8" x 6' 9" (0.81m x 2.06m)
Lounge -	11' 6" x 17' 7" (3.50m x 5.36m)
Kitchen/Diner -	8' 6" x 15' 0" (2.59m x 4.57m)
Bedroom One -	8' 1" x 12' 1" (2.46m x 3.68m)
Walk In Wardrobe -	3' 8" x 8' 0" (1.12m x 2.44m)
Bedroom Two -	8' 2" x 9' 9" (2.49m x 2.97m)
Bedroom Three -	6' 6" x 8' 6" (1.98m x 2.59m)
Bathroom -	6' 4" x 6' 3" (1.93m x 1.90m)



### 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: 5th March 2026

**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.

### Viewer's Note:

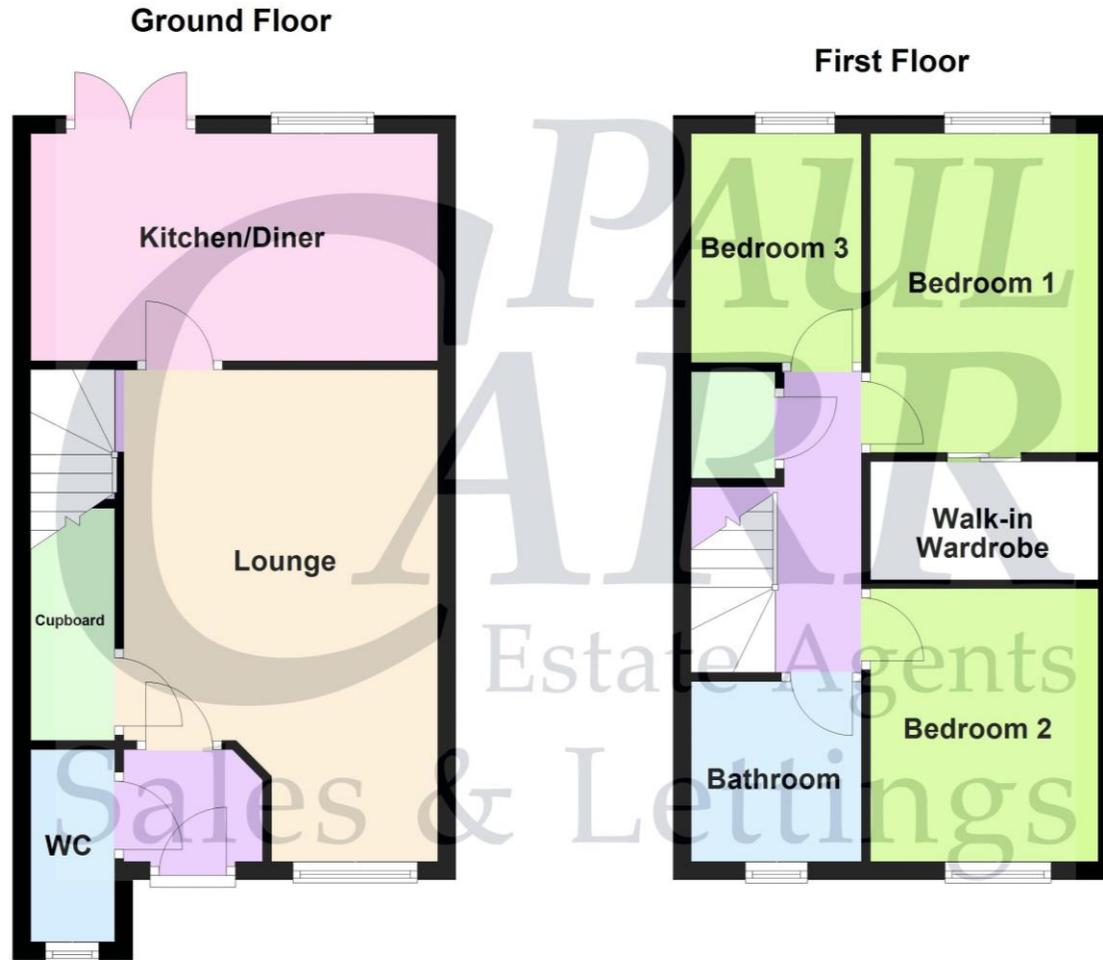
Services connected: Gas, water, electric & drainage

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+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

