

Green Lane
Sheffield



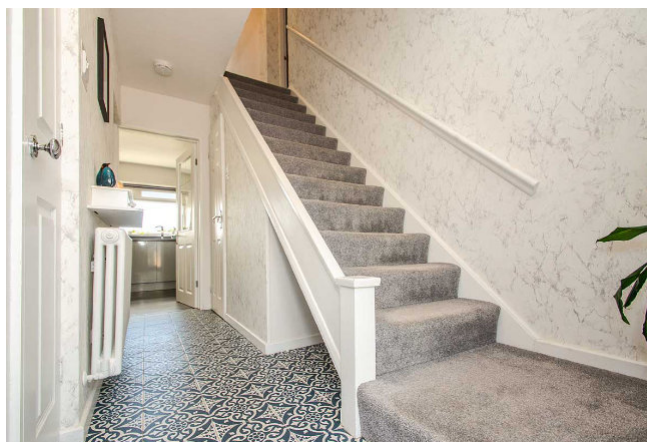
Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented and deceptively spacious four-bedroom semi-detached family home, offering generous and highly flexible living accommodation ideally suited to modern family life.

A particular feature of the property is the versatile ground-floor layout, which includes two generous reception rooms. The second sitting room offers excellent flexibility and could equally be utilised as a fourth bedroom, home office or potential annexe-style accommodation. This is complemented by a convenient ground-floor shower room, making the space particularly well suited to multi-generational living, visiting guests or those requiring additional ground-floor facilities.

The spacious accommodation briefly comprises: entrance hallway, principal lounge, modern fitted kitchen-diner, conservatory, guest WC, utility room, ground-floor shower room and the aforementioned second sitting room/bedroom. To the first floor, the landing provides access to the family bathroom and three generous double bedrooms. There is also a separate front access door with vestibule to the inner hallway.

The property is deceptively spacious throughout and must be viewed internally to fully appreciate the size, flexibility and scope of the accommodation on offer.

Externally, the property continues to impress. To the front is a substantial driveway providing ample off-road parking for at least four vehicles,





while to the rear is a large and private garden offering an excellent outdoor space for families and entertaining. The garden features both decking and patio seating areas, ideal for outdoor dining and entertaining guests, together with a generous lawn providing plenty of space for children to play.

To the rear of the garden is a useful summer house with adjoining side storage, along with a large shed/workshop. These benefit from their own electricity supply and fuse board, offering excellent potential for hobbies, storage, a workshop or home office use. Further practical features include external electrical sockets and water points.

Green Lane is situated in the popular residential area of Shelfield, on the outskirts of Walsall, offering a good balance of suburban living with convenient access to surrounding towns and amenities. The property is well placed for a range of local shops, schools and everyday facilities, while nearby road links provide straightforward access towards Walsall, Aldridge, Brownhills and Lichfield, as well as the wider West Midlands road network. The surrounding area also offers a selection of parks, open spaces and countryside, making it a convenient location for families and commuters alike.

RECEPTION HALL:

Accessed via the front porch it features; UPVC entrance door, printed tiled flooring, ceiling light point, radiator, carpeted stairs to the first floor, doors to the lounge, dining room and guest WC.

LOUNGE:

12' 8" x 12' 0" (3.87m x 3.65m)

Feature fireplace with gas fire, carpeted flooring, TV aerial socket, ceiling spot lights, radiator, window to the front.



KITCHEN-DINER:

19' 1" x 9' 8" (5.81m x 2.95m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and laminate work surfaces, inset bowl sink and drainer with mono tap, integrated electric double oven and grill plus induction hob with contemporary extractor hood, further integrated dishwasher and fridge-freezer, ample space for a dining table and chairs, laminate flooring, spot lights and light points, window to the rear, door to the conservatory, and opening to the inner hallway with doors to the utility and sitting/bedroom.

**CONSERVATORY:**

8' 8" x 9' 7" (2.65m x 2.92m)

Pitched poly-carbonate roof, with a UPVC frame set on a brick base, double glazed windows and door to the garden, tiled flooring, radiator and ceiling light with fan.

SITTING ROOM/BEDROOM:

8' 8" x 17' 10" (2.65m x 5.44m)

Wall mounted electric fireplace, laminate flooring, ceiling light, radiator, window to the front. A versatile room which can be used as an extra sitting room, bedroom, dining room etc

UTILITY:

7' 3" x 9' 8" (2.21m x 2.95m)

Fitted wall and base units with cabinets and work tops, space and plumbing for a washing machine, dryer, and fridge-freezer, spot lights, radiator, vinyl flooring, plus storage cupboard and wall mounted gas boiler, window and door to the rear garden, further door to the shower room.

SHOWER ROOM:

Modern fitted fully tiled suite comprising large walk in shower cubicle, bowl basin set on work





top and cabinets, low level WC, further fitted cabinets, mirror with LED lighting, heated towel rail, spot lights, extractor and window to the rear.

GUEST WC:

Modern fitted fully tiled suite comprising low level WC, cabinet wash hand basin, spot lights and extractor.

SECOND FRONT ENTRANCE:

Further UPVC entrance door into the passage-way gaining access through a door to the inner hallway, which leads of to the sitting/bedroom, kitchen and utility, making this a great entry for separate living. This also provides access into the rear garden through the utility door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

12' 0" x 15' 9" (3.65m x 4.80m)

Featuring a range of built in wardrobes and eaves storage, ample space for a super king size bed (as pictured) carpeted flooring, ceiling spot lights, radiator and window to front.

BEDROOM TWO:

14' 6" x 9' 8" (4.42m x 2.95m)

Laminate flooring, ceiling light, radiator and window to front.

BEDROOM THREE:

10' 10" x 8' 6" (3.30m x 2.60m)

Laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Modern fitted suite comprising bath with shower over, cabinet wash hand basin, low level W/C, vinyl flooring and panelled walls, spot lights, radiator and window to the rear.



SUMMER HOUSE:

12' 8" x 7' 7" (3.85m x 2.30m)

Twin glazed doors to the front, light and electric points, perfect for use as a summer house, office, gym etc. with large shed/workshop to the side.

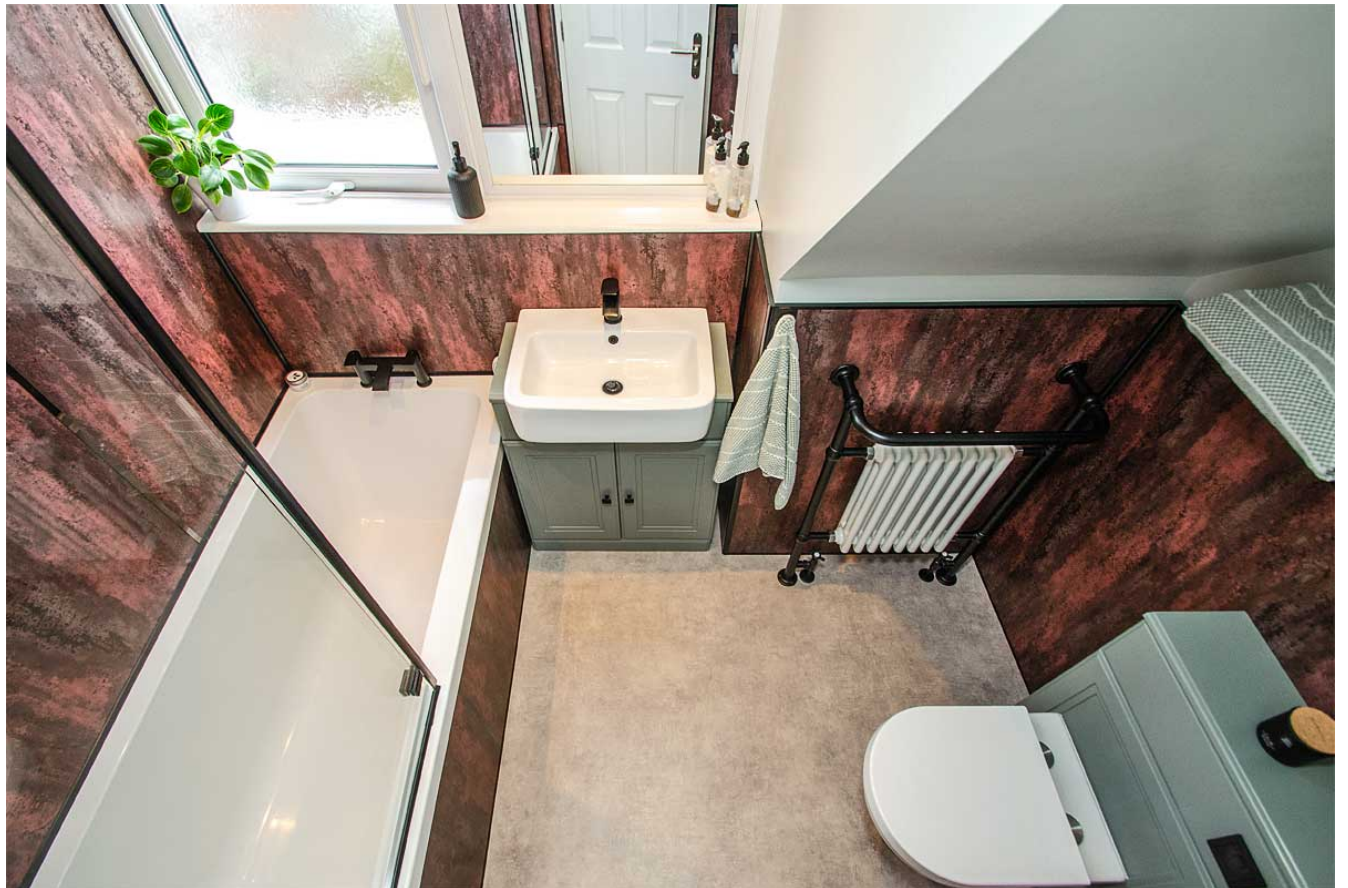
VIEWING:

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For illustrative purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

