



52a Lichfield Road, Shelfield,  
Walsall, WS4 1PY

Offers in Excess of £270,000

## 52a Lichfield Road, Sheffield

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Set well back from the road, this new build semi-detached bungalow boasts modern interiors throughout and benefits from two bedrooms, modern shower room, open plan kitchen/dining/living area and a generous rear garden.

### Property Specification

SEMI DETACHED BUNGALOW  
NO UPWARD CHAIN  
TWO GENEROUS BEDROOMS  
OPEN PLAN KITCHEN/DINING/LIVING ROOM  
MODERN FULLY TILED SHOWER ROOM

Open Plan Living/dining/kitchen  
6.20m (20'4") max x 5.61m (18'5")

Bedroom 1  
3.41m (11'2") x 2.00m (6'7")

Bedroom 2  
3.20m (10'6") x 3.13m (10'3")

Shower Room





COMPUTER GENERATED IMAGE

### 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: 3rd September 2025

**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, Electric, Water & Drainage  
Council tax band: TBC  
Tenure: Freehold

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		

## Map Location

