



72 Green Lane, Shelfield,  
Walsall, WS4 1RW

Offers in the Region Of £250,000

Set in a popular residential location, within easy reach of amenities, schools and transport links, this neatly presented, traditional style semi-detached house would make an ideal family home and internal viewing is highly recommended to fully appreciate the property on offer.

The accommodation includes welcoming entrance hallway with stairs to the first floor, light and airy through lounge/dining room with bay window to the front elevation, attractive feature fireplace with gas fire inset and patio doors to the rear. The kitchen provides a range of wall and base units, gas cooker point and access to useful utility area which has plumbing for a washing machine, door to rear garden and access to the garage.

To the first floor there are three bedrooms - two generous doubles and a single - and the the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area, a selection of trees / bushes and a timber built shed with power and lighting and there is driveway parking to the front of the property with access to the garage via an up-and-over door.

### ***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: 6th July 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.



Measurements:

Lounge/Dining Room - 7.90m (25'11") max into bay  
x 3.77m (12'5") max

Kitchen - 2.61m (8'7") x 2.42m (7'11")

Utility - 2.77m (9'1") x 1.58m (5'2")

Bedroom 1 - 3.81m (12'6") x 3.61m (11'10")

Bedroom 2 - 4.36m (14'4") into bay x 3.29m  
(10'10") plus recess

Bedroom 3 - 2.34m (7'8") x 2.33m (7'8")

Bathroom - 2.28m (7'6") x 1.75m (5'9")

Garage - 4.88m (16') x 2.85m (9'4")

Viewer's Notes:

*Tenure: Freehold*

*Council Tax Band: C*

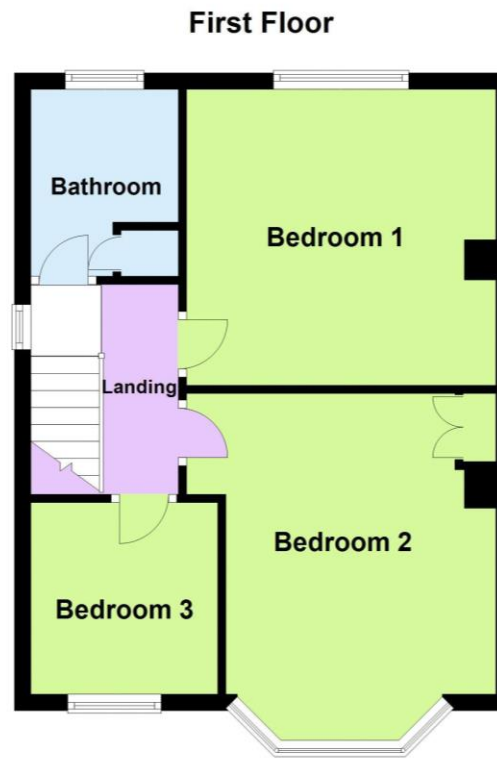
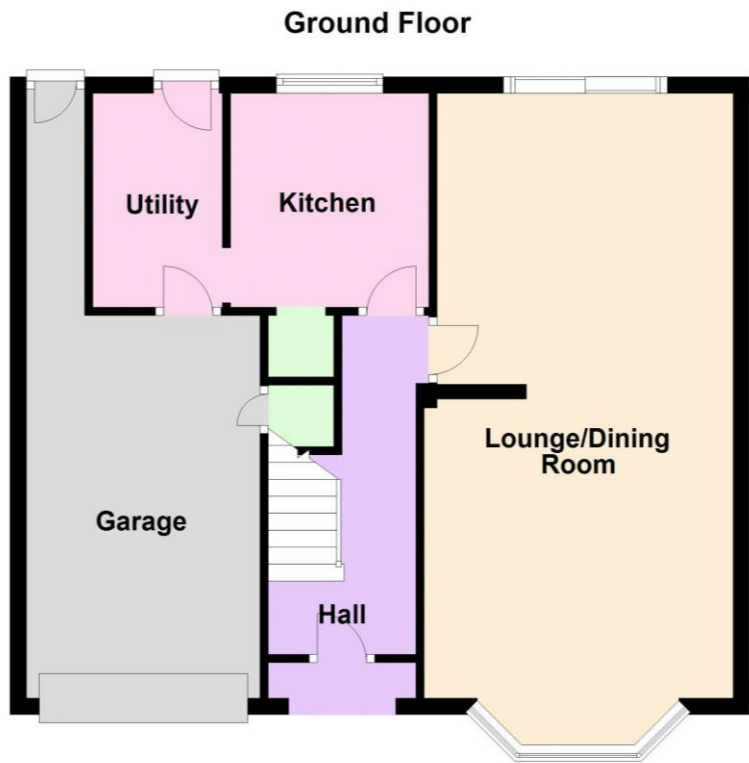
*Connected Services: Gas, water, electric & drainage*






# Floor Plan

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



## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

## Map Location





