



27 Shireview Road, Walsall

In Excess of £245,000

 **NEWTON FALLOWELL**

27 Shireview Road

Pelsall

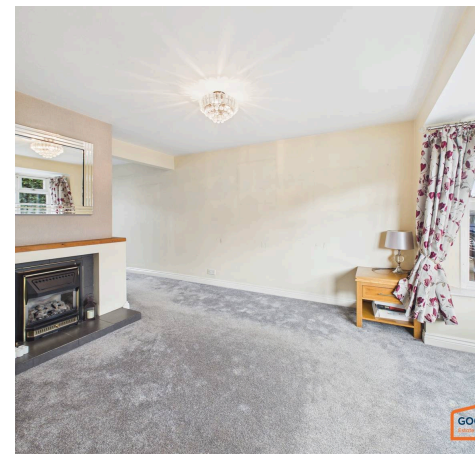
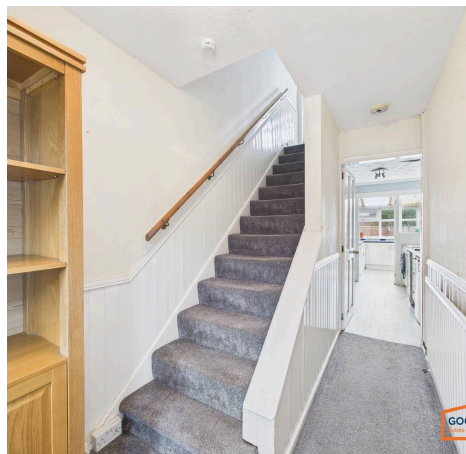
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular location
- Lounge and dining area
- Five double bedrooms
- Fitted Kitchen
- Family bathroom
- Driveway
- Low maintenance rear garden
- No chain
- Good transport links
- Close to local amenities





Lounge/Diner

Open plan lounge diner having large bay window allowing in lots of natural light and patio doors at the rear into the garden.

Kitchen

Having matching wall and base units and door leading into the conservatory.

Conservatory

Currently used as a utility having units and space for two appliances.

Bedroom one

Double bedroom with lots of built in wardrobes and overhead storage.

Bedroom two

Double bedroom positioned to the rear of the property.

Bedroom three

Single bedroom with built in storage cupboard.

Family bathroom

Having electric shower over bath, vanity basin and w.c.

Bedroom four

Double bedroom in the loft conversion.

Bedroom five

Double bedroom in the loft conversion.





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Approximate total area⁽¹⁾

107.2 m²

Reduced headroom

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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