



52 Lichfield Road, Shelfield,
Walsall, WS4 1PY

Offers in Excess of £280,000

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Paul Carr Land and New Homes are delighted to bring to the market this delightful, well proportioned bungalow. Set well back from the road the property benefits from 2 bedrooms, modern shower room, open plan kitchen/dining/living area and a generous rear garden.

Property Specification

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

Open Plan Living/dining/kitchen
9.54m (31'4") x 4.02m (13'2")

Bedroom 1
3.49m (11'5") x 3.37m (11'1")

Bedroom 2
2.62m (8'7") x 2.60m (8'6")

Hall

Shower Room





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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

