



3 Mere View, Shelfield,
Walsall, WS4 1XF

Offers in Excess of £375,000

Ground Floor:

The property is entered via a porch leading into the hallway, which benefits from a ceiling light point, radiator, stairs rising to the first floor and doors leading off. The lounge provides a welcoming reception space with two wall light points, two radiators, ceiling light point and feature media wall with electric fireplace, with an opening leading through to the impressive kitchen/diner. The kitchen/diner offers a range of wall and base cupboard units, integrated dishwasher, oven, hob and grill, sink with drainer mixer tap over, breakfast bar, downlighters, double glazed window to the rear, sliding door to the conservatory, useful understairs storage, American style fridge freezer and two vertical radiators. A separate study provides a useful additional reception or working space, while the utility room benefits from plumbing for a washing machine and dryer, door to the garden and obscure double glazed window to the side elevation. A guest WC and conservatory complete the ground floor, with the conservatory featuring double glazed French style doors to the garden, double glazed windows to the side and rear aspects and downlighters.

First Floor:

The first floor landing benefits from downlighters, loft hatch, storage cupboard and doors leading to the bedrooms and family bathroom. Bedroom one features a double glazed bay window to the fore, downlighters, radiator, built-in wardrobes and door leading to an en-suite shower room comprising shower cubicle with shower over, wash hand basin, low flush WC, radiator, downlighters and obscure double glazed window to the fore. Bedroom two benefits from double glazed windows to both front and rear aspects, downlighters, two radiators and loft hatch, whilst bedrooms three and four each feature a double glazed window to the rear, radiator and ceiling light point. The family bathroom comprises a bath with shower over, vanity wash hand basin, low flush WC, downlighters and obscure double glazed window to the side elevation.

Exterior:

To the front, the property benefits from a block paved driveway providing ample off-road parking, side access gate and access to the garage. To the rear is a slabbed patio area leading to a well-maintained garden space with boundary fencing and a brick-built bar area, providing an excellent space for outdoor seating, entertaining and relaxation.

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: 13th August 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:

Entrance Porch -

Hallway

Lounge - 11' 2" x 13' 3" (3.40m x 4.04m)

Open Plan Kitchen/Diner - 19' 8" x 10' 8" (5.99m x 3.25m)

Study - 9' 8" x 7' 6" (2.94m x 2.28m)

Utility Room - 4' 6" x 6' 7" (1.37m x 2.01m)

Guest WC - 3' 8" x 4' 7" (1.12m x 1.40m)

Conservatory - 9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom One - 11' 1" x 9' 9" (3.38m x 2.97m)

Ensuite - 5' 5" x 5' 6" (1.65m x 1.68m)

Bedroom Two - 7' 9" x 15' 2" (2.36m x 4.62m)

Bedroom Three - 8' 0" x 8' 5" (2.44m x 2.56m)

Bedroom Four - 7' 3" x 8' 9" (2.21m x 2.66m)

Family Bathroom - 6' 2" x 5' 6" (1.88m x 1.68m)

Garage - 8' 9" x 6' 4" (2.66m x 1.93m)

Viewer's Note:

Tenure: Freehold

Council Tax Band: D

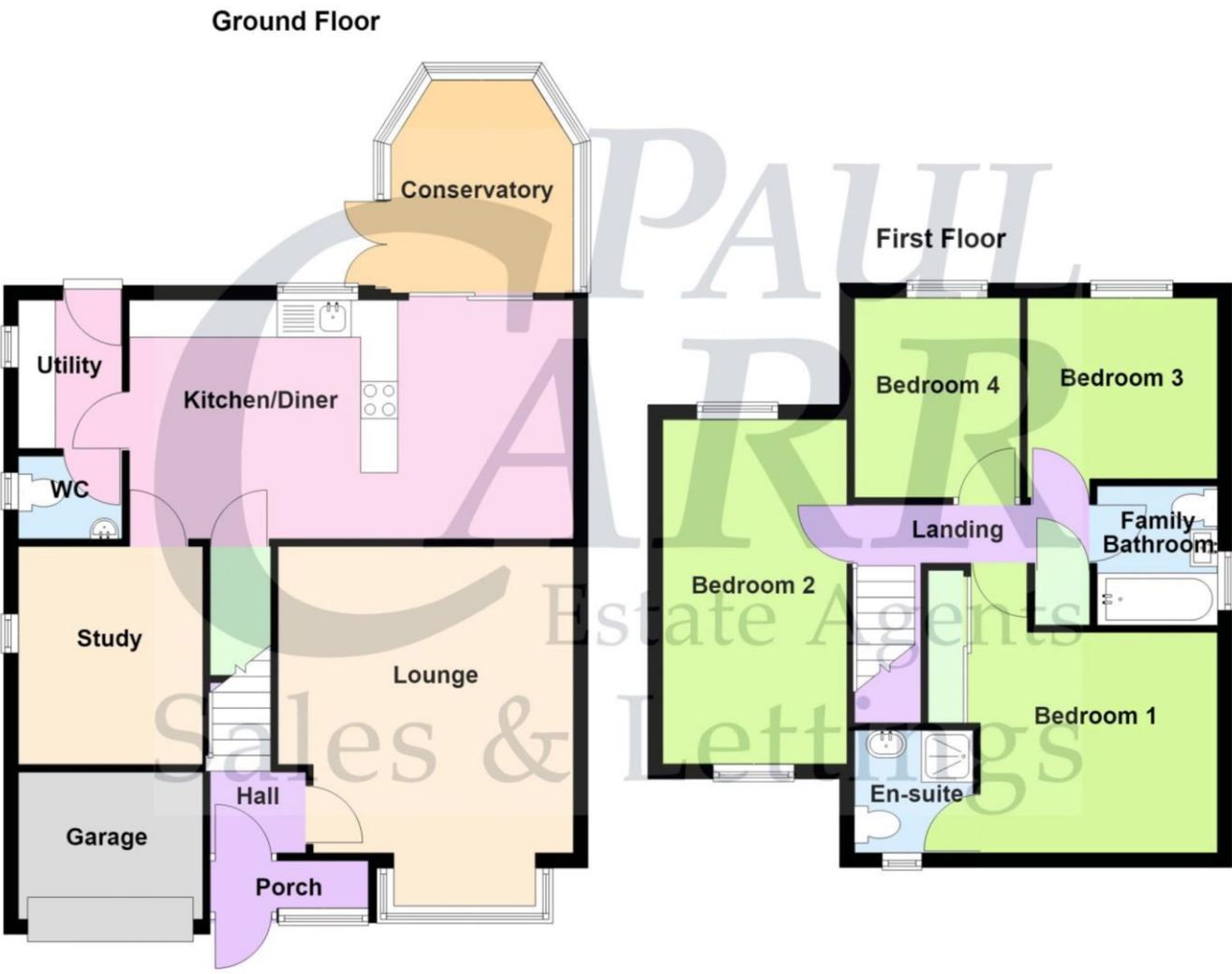
Connected Services: Gas, water, electric & drainage





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

