



Connells

Lichfield Road
Shelfield WALSALL

Lichfield Road Shelfield WALSALL WS4 1PJ

for sale offers in the region of
£185,000



Property Description

A beautifully presented traditional mid-terrace property offering a fantastic opportunity for first-time buyers, couples or investors. Ideally positioned in a popular residential location, this attractive home combines character with modern-day practicality and is ready to move straight into.

The accommodation briefly comprises a welcoming lounge, a well-appointed fitted kitchen with a recently installed new boiler, two bedrooms and a first-floor family bathroom.

To the rear is a low-maintenance enclosed garden, providing a pleasant outdoor space that is ideal for relaxing or entertaining with minimal upkeep.

Situated on Lichfield Road in Shelfield, the property is conveniently placed for a range of everyday amenities, local schools and public transport links. There are local shops and convenience stores within easy reach, with Walsall town centre offering a wider choice of shopping, leisure and dining facilities.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A front door opening into:

Lounge/ Diner

24' 1" x 12' 6" (7.34m x 3.81m)

Having a double glazed bay window to the front, double glazed window to the rear, open fire place, radiator and door to:

Hall

Having stairs rising to first floor, under stairs storage and double glazed window to the side.

Kitchen

Having a double glazed window to the side, fitted kitchen with wall and base units and work tops over, Belfast sink, oven and hob with cooker hood over, space for appliances, spot lights, boiler and door to rear garden.

First Floor

Landing

Having loft (boarded with ladders) access, radiator, double glazed window to the side and doors to:

Bedroom One

12' 6" x 11' 9" (3.81m x 3.58m)

Having two double glazed windows to the front and radiator.

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

Having a double glazed window to the rear and radiator.

Bathroom

Having a double glazed window to the rear, bath with shower over, low level w.c, wash hand basin, radiator and spot lights.

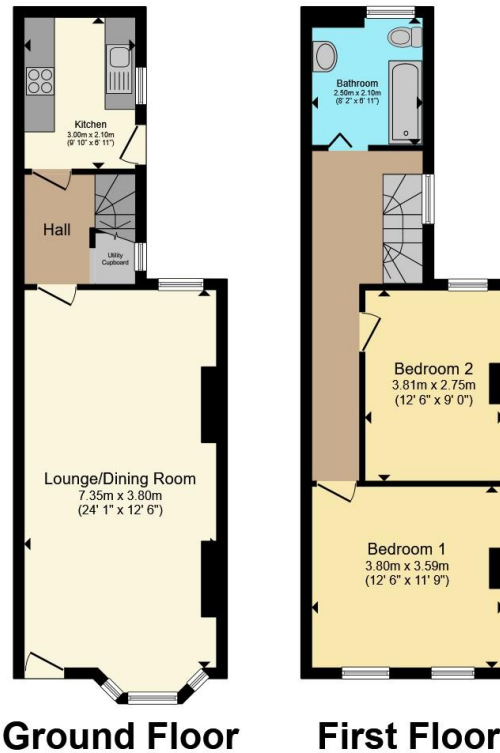
Outside

To the rear of the property is an extensive garden with slabbed patio area, astro turf, decking, cold water tap and panel fencing.









Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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57-59 Bridge Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318532



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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