



75 Green Lane, Shelfield,  
Walsall, WS4 1RW

From £300,000

# Sheffield

From £300,000



The property is entered via a porch with a ceiling light point, double glazed window to the side elevation and a door leading into the through lounge. The through lounge features a ceiling light point, two wall light points, a gas fireplace, radiator and stairs leading to the first floor landing, with an opening through to the breakfast kitchen. The breakfast kitchen offers a range of wall and base cupboard units, two ceiling light points, a radiator, understairs storage cupboard, one and a half bowl sink with drainer and mixer tap, range cooker, fitted double fridge and breakfast bar. There is a double glazed window to the rear, bifold doors leading to the conservatory and an opening into the study. The study benefits from double glazed windows to the front and rear, downlighters, two radiators and two skylights, with plumbing for a washer and dryer, a door to the downstairs shower room and sliding doors leading to the conservatory. The conservatory has two ceiling light points, double glazed windows to the side and rear aspects, double glazed French style doors opening to the garden and a ceramic electric radiator. The downstairs shower room comprises a low flush WC, wash hand basin, shower cubicle with shower over, heated chrome towel rail, downlighters and an obscure double glazed window to the rear.

To the first floor, the landing has a ceiling light point, an obscure double glazed window to the side elevation, a cupboard housing the boiler, a loft hatch and doors leading to all rooms. Bedroom one includes a double glazed window to the fore, ceiling light point, radiator and fitted wardrobes. Bedroom two has a double glazed window to the rear, ceiling light point and radiator. Bedroom three benefits from a double glazed window to the fore, ceiling light point and radiator. The bathroom features downlighters, an obscure double glazed window to the rear, low flush WC, vanity wash hand basin, jacuzzi style bath with shower over and a heated chrome towel rail.

Externally, the property benefits from a tarmac driveway to the fore with boundary fencing. To the rear there is a slabbed patio area with decking, a well maintained lawn area, planters, a rear seating area and boundary fencing.





## Property Specification

Entrance Porch	
Through Lounge	13' 3" x 11' 8" (4.04m x 3.55m)
Breakfast Kitchen	10' 8" x 17' 4" (3.25m x 5.28m)
Study/Utility	37' 8" x 5' 8" (11.47m x 1.73m)
Conservatory	16' 8" x 9' 9" (5.08m x 2.97m)
Shower Room	2' 4" x 6' 6" (0.71m x 1.98m)
First Floor Landing	
Bedroom One	11' 1" x 12' 9" (3.38m x 3.88m)
Bedroom Two	9' 1" x 10' 8" (2.77m x 3.25m)
Bedroom Three	5' 9" x 7' 8" (1.75m x 2.34m)
Bedroom Three	5' 9" x 7' 8" (1.75m x 2.34m)
Family Bathroom	5' 8" x 7' 8" (1.73m x 2.34m)

### 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:

**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:

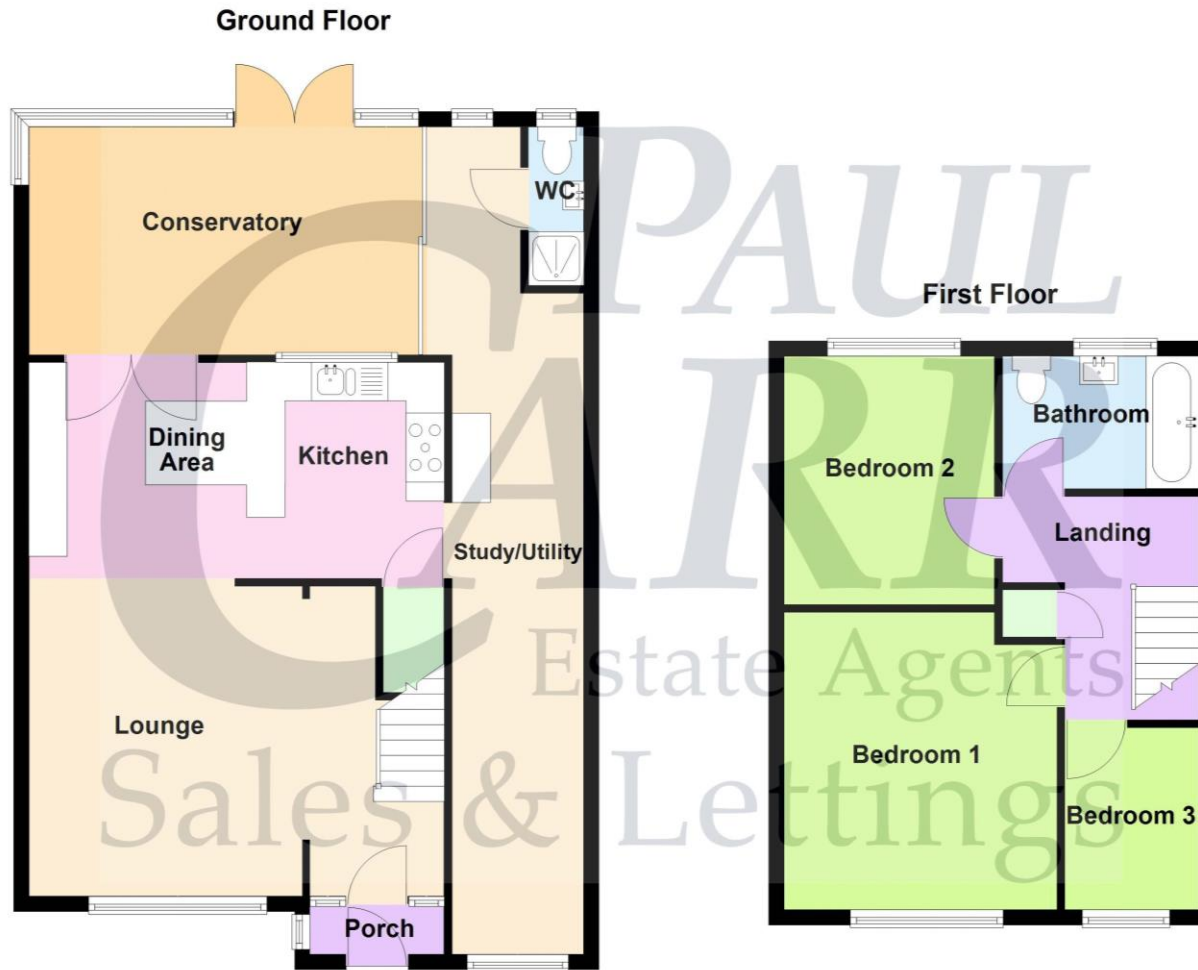
Services connected: Gas, Electric, Drainage and Water

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

