



Fairway, Shelfield  
Walsall, WS4 1RP

Offers Over £240,000



Set in a popular Cul-de-Sac location, within easy reach of amenities, schools and transport links, this well proportioned semi-detached property would make an ideal family home and an early viewing is highly recommended to avoid disappointment.

The accommodation includes welcoming entrance hallway with stairs to first floor, spacious living room with bay window to front elevation and separate dining room with feature fireplace having gas fire inset and French doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the breakfast kitchen which has a range of wall / base units, integrated oven and hob, space for a breakfast table and doorway leading into the garage which has a useful utility area with sink and plumbing for a washing machine, access to under-stairs storage area, doorway to rear garden and door to guest WC.

To the first floor there are three bedrooms - two good sized doubles and a single - and the well equipped bathroom with suite comprising WC, wash basin with vanity unit, bath and separate shower cubicle with mains shower over.

Externally, the rear garden is laid mainly to lawn with a paved patio area, double electrical socket and security lighting and there is a block paved driveway providing off-road parking to the front of the property.





### 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:



## Property Specification

### Hall

**Living Room** 4.18m (13'9") into bay x 3.87m (12'8")

**Dining Room** 3.53m (11'7") x 3.45m (11'4")

**Conservatory** 3.13m (10'3") max x 2.86m (9'5") max

### Breakfast Kitchen

3.29m (10'10") x 2.47m (8'1") max

### WC

**Bedroom 1** 3.87m (12'8") x 3.53m (11'7")

**Bedroom 2** 4.37m (14'4") into bay x 3.28m (10'9") plus recess

**Bedroom 3** 2.37m (7'9") x 2.28m (7'6")

**Bathroom** 2.32m (7'7") x 1.79m (5'10")

**Garage / Utility Area**  
7.24m (23'9") max x 2.81m (9'3") max

### Viewer's Note:

Services connected: All mains services connected.

Council tax band: C

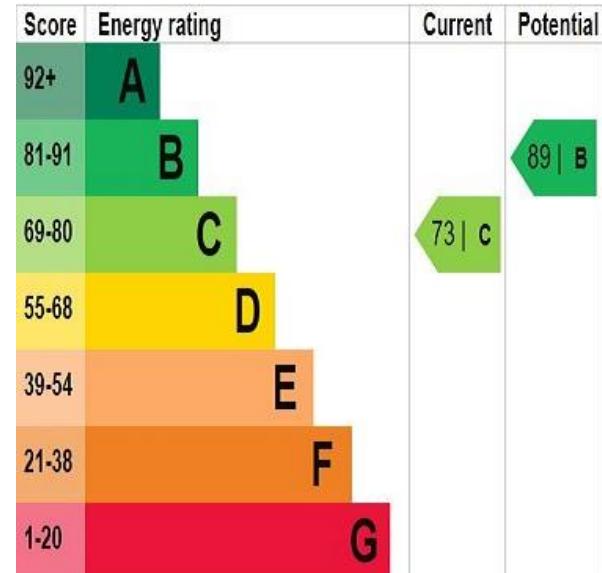
Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating



## Map Location

