



76 The Parkway, Shelfield,
Walsall, WS4 1XB

Offers Over £340,000

Shelfield

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Offered for sale with no upward chain this spacious detached family home is set in a popular location and should be viewed at the earliest possible opportunity. The property is approached via front and driveway leading to the front door entrance.

Internally, the ground floor accommodation benefits from a good size lounge which benefits from bay window overlooking the front elevation and double doors leading to the separate dining room. To the rear of the ground floor there is a useful conservatory enjoying views over the rear garden. Continuing through there is a fitted kitchen which benefits from a range of wall and base units, work surfaces with inset sink unit. The kitchen also provides access to the spacious utility room.

To the first floor, there are four bedrooms (master having en-suite shower room) and principal family bathroom.

The private rear garden forms a particular feature of the property and is mainly laid to lawn along with decked area and mature shrub and tree borders.





Property Specification

Lounge -	17' 5" x 13' 5" max (5.30m x 4.10m max)
Dining Room -	11' 2" x 9' 7" (3.40m x 2.92m)
Conservatory -	18' 2" x 10' 8" max (5.54m x 3.25m max)
Fitted Kitchen -	14' 7" x 10' 6" (4.45m x 3.20m)
Utility Room -	12' 3" x 8' 2" (3.74m x 2.50m)
Bedroom One -	16' 10" max into bay x 10' 8" (5.12m max into bay x 3.25m)
En-suite -	6' 11" x 5' 1" (2.12m x 1.55m)
Bedroom Two -	10' 0" max x 9' 11" (3.04m max x 3.03m)
Bedroom Three -	9' 11" x 9' 11" (3.03m x 3.03m)
Bedroom Four -	9' 10" x 7' 1" (3.00m x 2.15m)
Bathroom -	6' 11" x 6' 2" (2.12m x 1.88m)

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: 7th February 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

