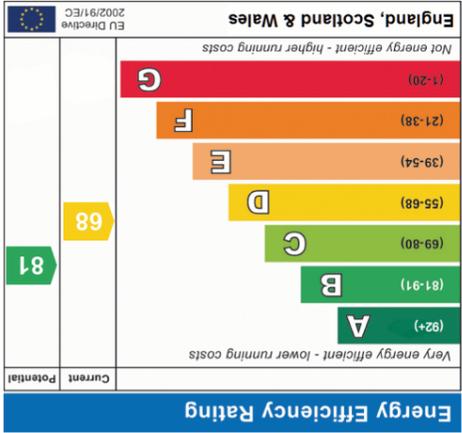




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



11 Green Lane, Sheffield, WS4 1RN

PRICE £170,000



## 11 GREEN LANE, SHELFIELD

This conveniently situated three bedroomed mid terraced house occupies a pleasant position in this popular residential area within easy reach of local amenities, including shopping facilities, schools for children of all ages and public transport services to neighbouring areas.

Although in need of certain modernisation/refurbishment, the property affords an ideal opportunity for the discerning purchaser to carry out improvement to suit their own requirements, and briefly comprises the following:- (all measurements approximate)



### FRONT RECEPTION ROOM

3.70m x 3.66m (12' 2" x 12' 0") having UPVC entrance door, ceiling light point, central heating radiator, feature fireplace surround with gas fire, coved cornices and UPVC double glazed square bay window to front.

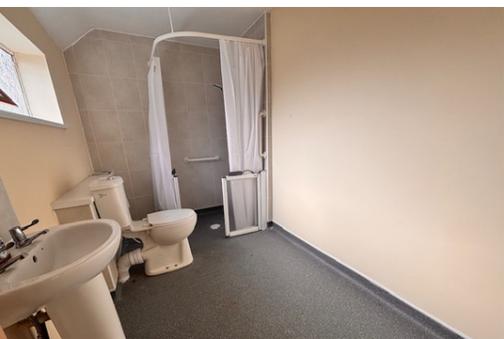
### REAR RECEPTION ROOM

3.79m x 3.67m (12' 5" x 12' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, brick built fireplace and stairs off to first floor.



### KITCHEN

4.79m x 2.49m (15' 9" x 8' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, appliance space, plumbing for automatic washing machine, two ceiling light points, central heating boiler, gas cooker point and UPVC double glazed window to side.



### GROUND FLOOR WET ROOM

having walk-in shower with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having ceiling light point.

### BEDROOM NO 1

3.79m x 3.66m (12' 5" x 12' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes and cupboards.



### BEDROOM NO 2

3.69m x 3.67m (12' 1" x 12' 0") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 3

4.72m x 2.27m (15' 6" x 7' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and loft hatch.

### OUTSIDE

#### SMALL FORECOURT

with pathway to front door.

Wrought iron gates to the front provide shared access to the:

#### REAR GARDEN

having patio area, timber fencing surrounds and a variety of trees and bushes.



### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be required to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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