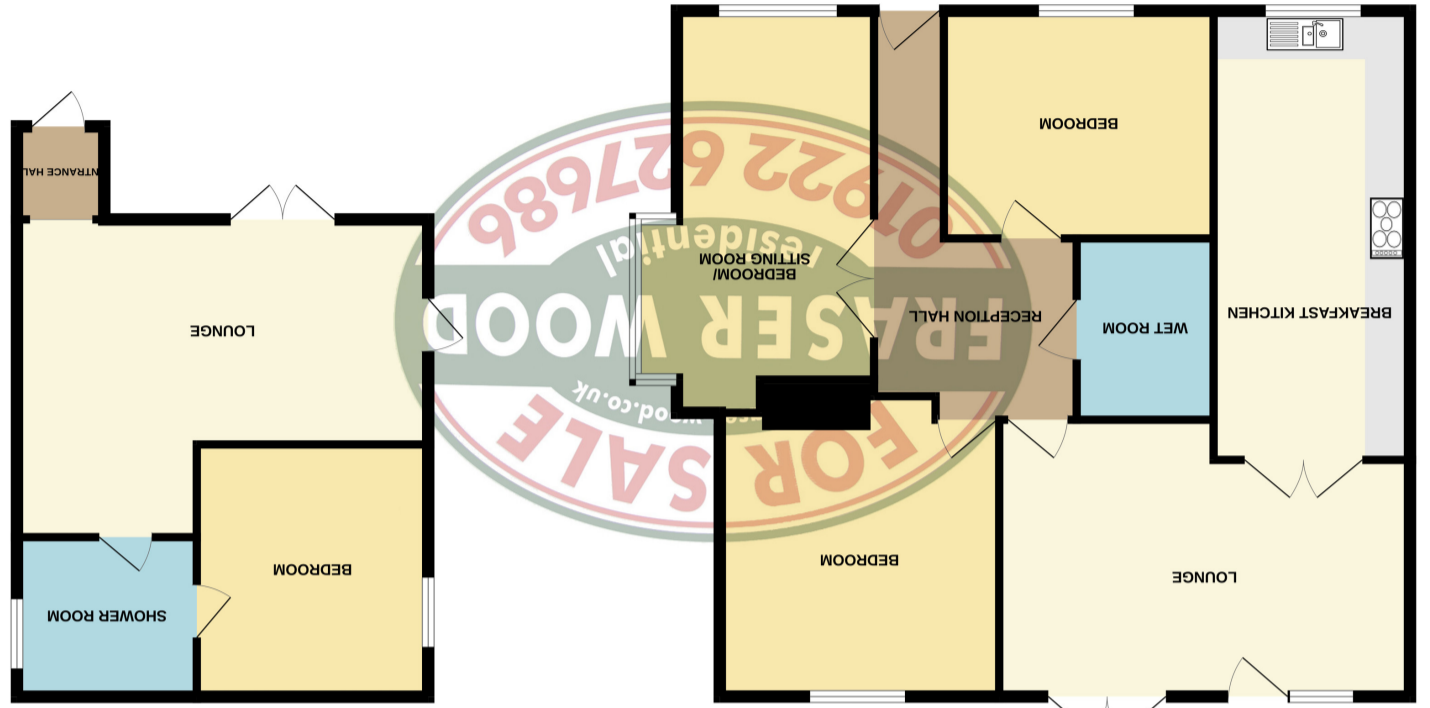




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	77
F	69
E	
D	
C	
B	
A	
Very energy efficient - lower running costs	



ANNEX

GROUND FLOOR



271 Lichfield Road, Shelfield, WS4 1PJ

OFFERS REGION £400,000



271 LICHFIELD ROAD, SHELFIELD

This spaciously proportioned detached bungalow with additional annexe, occupies a good sized plot in this popular residential area, being well served by all amenities including local shopping facilities and public transport services to the neighbouring areas of Walsall, Pelsall, Brownhills and Lichfield.

The accommodation, which has been specifically modified to accommodate wheelchair access, including wider door access and ramps, must be viewed to be fully appreciated and briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, two ceiling light points, central heating radiator, coved cornices, wooden flooring and loft access hatch.

LOUNGE

5.95m x 3.46m (19' 6" x 11' 4") having UPVC double glazed window to rear, two ceiling light points, central heating radiator, coved cornices, tiled floor, feature fireplace surround with fitted gas fire, and UPVC double glazed door to rear garden.

KITCHEN

6.43m x 2.59m (21' 1" x 8' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring gas hob and extractor hood over, appliance space, plumbing for automatic dishwasher, pin spot lighting, central heating radiator and UPVC double glazed window to front.



BEDROOM NO 1

4.09m x 4.06m (13' 5" x 13' 4") having UPVC double glazed window to rear, two ceiling light points, central heating radiator and wooden flooring.



BEDROOM NO 2

3.92m x 3.30m (12' 10" x 10' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 3

5.99m x 2.84m (19' 8" x 9' 4") having UPVC double glazed window to front, two ceiling light points, central heating radiator, coved cornices, wooden flooring and UPVC double glazed square bay window to side.

WET ROOM/SHOWER ROOM

having walk-in shower, wash hand basin, low flush w.c., pin spot lighting, heated towel rail, tiled floor, extractor fan and splash back surrounds.



OUTSIDE

EXTENSIVE CRETE PRINT DRIVEWAY

providing off-road parking for a number of vehicles, with wrought iron access gates to side.

ENCLOSED REAR GARDEN

with timber fencing surrounds, wrought iron access gates to front, artificial lawn, further crete print patio area and with access to annexe.

ANNEXE comprising:

LOUNGE AREA

5.93m x 5.90m maximum (19' 5" x 19' 4") having UPVC double glazed door to front, pin spot lighting, wooden flooring, central heating radiator, built-in store cupboard, UPVC double glazed French doors to front and UPVC door to side.



BEDROOM

3.47m x 3.00m (11' 5" x 9' 10") having UPVC double glazed window to side, pin spot lighting, central heating radiator and laminate flooring.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., splash back surrounds, pin spot lighting, heated towel rail and UPVC double glazed window to side.

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 that the property is listed under Council Tax Band E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/22/03/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked 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.

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.