

# Schoolfields Road

Shenstone, Lichfield, WS14 0LW

John German









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£550,000

An attractive 1950's extended semi-detached family home sitting on a generously sized plot located in the highly desirable village of Shenstone.



John German are delighted to offer to the market this spacious three bedroom semi-detached family home situated on Schoolfields Road in the sought after village of Shenstone. Shenstone is ideally situated between the Royal Town of Sutton Coldfield and the Cathedral City of Lichfield and boasts a range of amenities, including a choice of village shops, butchers, train station, hairdressers, doctors' surgery, two churches, a community library/café and a superb choice of pubs! Shenstone station has direct links into Lichfield and Birmingham New Street. There are also bus routes to Lichfield, Walsall and Birmingham. For commuters nearby road links include the A5, A38 and M6 Toll Road. For local schooling the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and for secondary education it's the highly regarded King Edward VI School in Lichfield. The nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants.

This impressive family home has been tastefully modernised and extended to create spacious accommodation spanning over 1,500 square feet with a superb rear garden, located in the ever popular village of Shenstone. Internally the property comprises of an entrance door opening into the welcoming hallway with carpeted flooring and carpeted stairs rising to the first floor landing, a useful understairs storage cupboard and doors leading off to the ground floor accommodation. The living room has a double glazed window to the front aspect, a gas fire, ceiling light point and double doors opening into the extended dining room. The dining room has two ceiling light points, and double glazed sliding doors opening out onto the rear patio seating area. Accessible either via the hallway or from the dining room is the extended breakfast/kitchen which is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, a range of kitchen appliances, two ceiling light points, a double glazed window to the rear aspect and a breakfast bar area. From the kitchen a door leads to the inner hallway with doors leading off into the guest cloakroom, the utility room and the third reception room, a versatile room ideal as a family room, sitting room or even home office. This room has two double glazed windows overlooking the side and rear aspects and two ceiling light points.

Upstairs there are three well proportioned double bedrooms, two of which further benefit from fitted wardrobes and all of which are serviced by the family bathroom with separate WC.

Outside to the front of the property is an attractive lawned front garden with a driveway providing off-road parking for 4 cars and access into the garage with power and lighting. A side gate leads to the rear of the property where there is a superb extensive garden with a patio seating area, garden sheds, a large lawn, a variety of plants, trees, shrubs, fruit trees, soft fruit and vegetable plots.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Garage & Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

**See Ofcom link for speed:** <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02122024

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Ground Floor

Approximate total area<sup>(1)</sup>

1534.39 ft<sup>2</sup>

142.55 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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