

# Pinfold Hill

Shenstone, Lichfield, WS14 0JN



Offering exciting potential is this semi-detached family home being offered to the market with no onward chain in the ever desirable village of Shenstone.

Offers over £450,000



John German



This three-bedroom semi-detached family home on Pinfold Hill in Shenstone offers exciting opportunities for its new owners, with scope for various home improvements and potential for extensions (subject to obtaining the relevant planning permissions), all whilst being offered to the market with no onward chain.

The thriving village of Shenstone is ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including a choice of village shops, butchers, village train station, hairdressers, a library and superb choice of pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling the property falls into the catchment area for Shenstone's own Greysbrooke Primary School which was awarded outstanding in its latest Ofsted report and for secondary education its King Edward VI School in the nearby cathedral city of Lichfield. The nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll Road.

Internally the property comprises; An entrance door opens into the porch which in turn has a front door to the reception hallway complete with brand new fitted carpets that also extend to the stairs and landing.

A guest's WC also has brand new carpeted flooring, a low level WC, wash hand basin and an extractor fan.

The welcoming living room has a window to the front aspect and a newly fitted carpet.

To the rear is the kitchen/diner having a range of matching wall and base units with laminate worksurfaces over, inset sink with tap over, tiled splashback, integral oven and hob plus space for various freestanding kitchen appliances. Laminate wooden effect flooring runs across the room and uPVC double glazed sliding doors open to the rear garden.

There is a useful separate utility room having space and plumbing for a washing machine and tumble dryer, an inset stainless steel sink with drainer and mixer tap over, wall mounted boiler (newly installed in 2021), windows to the side and rear aspects and a door to the rear garden.

Upstairs there are three bedrooms, two doubles and one generously proportioned single bedroom all of which are serviced by the family bathroom comprising of bath with shower over, low level WC, wash hand basin, chrome style heated towel rail, tiled flooring and window to the rear.

Outside to the front of the property is a driveway providing off-road parking for two vehicles along with a lawned garden. The large rear garden has a large patio seating area beyond which lies a generous lawn, a variety of plants, trees and shrubs plus a shed. It has great potential to further landscape and scope to extend the property (STPP).

**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:** Traditional  
**Electricity supply:** Mains  
**Sewerage:** Mains  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**  
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:** JGA/27052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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