



Birmingham Road, Shenstone
Lichfield, WS14 0JS

Offers in the Region Of £475,000



This unique opportunity has come to market on Birmingham Road in Shenstone, a popular location within walking distance of the centre of Shenstone village with a variety of popular local amenities, and transport links with connections to Lichfield, Birmingham, and London.

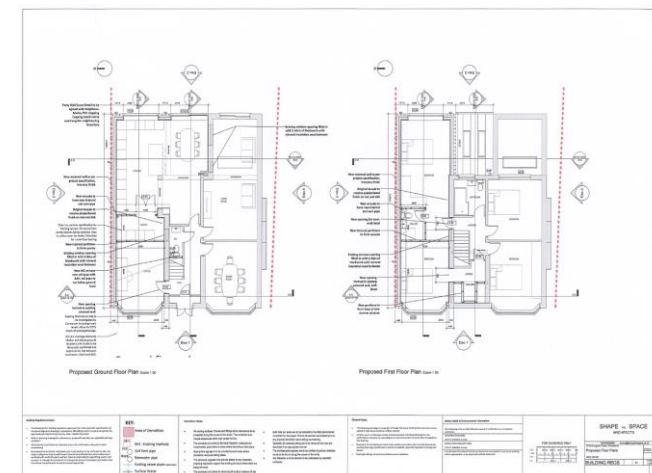
Boasting plans to extend with a variety of options available, this versatile home currently consists of a large front drive and garden, with a wonderfully private rear garden featuring stunning views out to fields.

Internally the accommodation consists of a welcoming entrance hallway with fitted under-stair storage, leading into a large dining room/potential ground floor bedroom with a bay window. There is an extended living area to the rear providing ample leisure space for a family, with sliding doors out to the private rear garden with beautiful views.

Also to the rear of the property is a newly fitted modern kitchen with fitted appliances, and access out to a versatile utility area and integral garage with further outdoor access.

Upstairs off the landing are two double bedrooms, the master with a charming bay window, and a modern fitted family bathroom.

Outside is a fantastic garden with 'wow factor' views out to fields.





Property Specification



Two/Three Bedroom Home in Shenstone
Stunning Views
Fantastic Potential with Plans to Extend
Two Double Bedrooms Upstairs
Modern Bathroom
Private Rear Garden and Large Frontage

Hallway
13' 4" x 6' 4" (4.06m x 1.94m)

Dining Room
11' 10" x 11' 1" (3.61m x 3.38m)

Lounge
24' 2" x 11' 3" (7.36m x 3.42m max, 2.81 min)

Kitchen
13' 1" x 7' 5" (3.98m x 2.27m)

Utility Area
10' 6" x 9' 8" (3.21m x 2.94m)

Integral Garage
17' 8" x 10' 6" (5.38m x 3.21m)

Bedroom One
11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Two
12' 2" x 11' 3" (3.70m x 3.42m)

Bathroom
7' 1" x 6' 1" (2.17m x 1.86m)

Agent's Note:

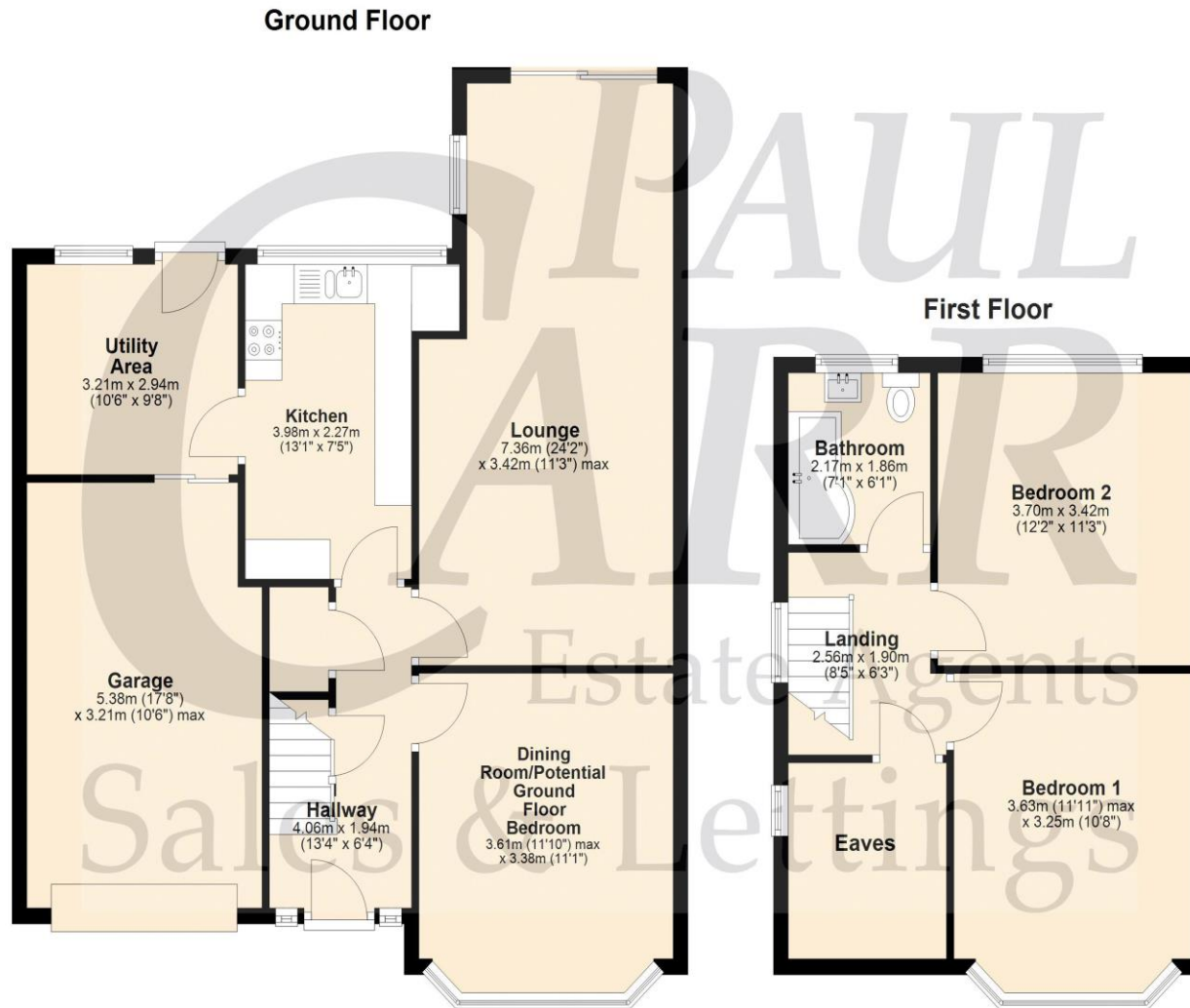
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Came on the market: Feb 25

Viewer's Note:

Services connected: Gas/electric/water/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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

