



5 Barnes Road, Lichfield, WS14 0LT

Offers in the region of £295,000

- Semi Detached House
- Two Large Bedrooms
- Off Road Parking
- Beautifully Presented
- Refitted Kitchen
- Private Rear Garden
- Greysbrooke School Catchment
- Refitted Bathroom

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****PAY ATTENTION****

This beautifully presented semi detached home is located in the heart of Shenstone Village. Ideal for first time buyers, those down sizing or even buy to let investors, this property ticks all the boxes.

In the catchment area for Greysbrooke primary and King Edwards Secondary schools, a short walk from the train station which offers fabulous links across the Midlands. The village is one of the most sought after in the UK and this offers a great opportunity to get a foothold within it.

The property itself has been vastly improved by the current owner and is presented to a high standard throughout. An Entrance Porch leads to the Hallway, Re-Fitted Kitchen, Stylish Living Room, Lobby and Ground floor Cloakroom. The First floor has Two good sized Bedrooms and a modern Shower room.

Outside to the rear is a generously sized rear garden with two patio areas and to the front a block paved driveway for at least two cars.

With very little to do this property is very well priced for an entry level home within a very sought after village.



Council Tax Band: C



Porch

Hallway

Re Fitted Kitchen

11'1" x 8'10"

Living Room

15'11" x 11'3"

Inner Lobby

Cloakroom

First Floor Landing

Bedroom 1

12'8" x 8'6"

Bedroom 2

11'10"(max) x 11'4"

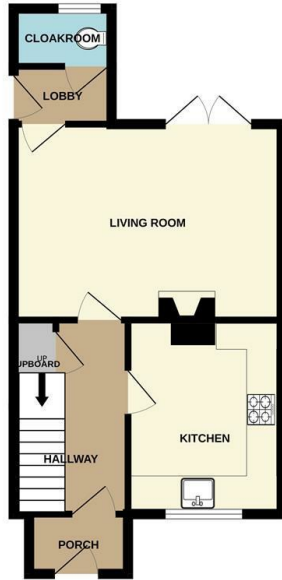
Shower Room

7'11" x 4'11"

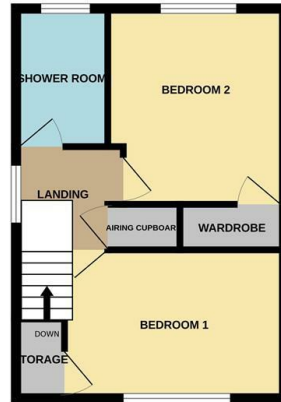




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac (2023)



Directions

Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	