



209 Birmingham Road, Shenstone Wood End, Lichfield, WS14 0PA

Offers in the region of £625,000

- ****NO ONWARD CHAIN****
- Two Reception Rooms
- Two En Suites & Family Bathroom
- Detached Family Home
- Kitchen Diner
- Ample Parking
- Five Bedrooms
- Conservatory
- Landscaped Gardens with Field views to rear

209 Birmingham Road, Lichfield WS14 0PA

Alexandra Grace Properties offer this delightful 5-bedroom detached family home situated in Shenstone Wood End, Lichfield. Perfectly located for access to local towns and commuter links.

The property is generously proportioned yet still has room for expansion potential subject to planning approvals. In brief it includes a living room, an office, a kitchen and dining area, a spacious conservatory, a utility room, a downstairs shower room, and five bedrooms, four of which are generously sized doubles. The principal bedroom includes an en-suite, along with a family bathroom to accommodate the other bedrooms. Outside, you will find ample off-road parking with a large block-paved driveway, two carports, and a sizable garage. The rear garden is both extensive and well-maintained, providing a perfect outdoor space.

The property needs viewing and is PRICED to SELL by motivated vendors.



Council Tax Band:



Porch

Family Bathroom

Entrance Hall

Study/Reception 2

15'3" x 11'8"

Living Room

17'1" x 15'10"

Kitchen/Dining Room

26'9" x 11'0"

Conservatory

13'3 x 11'9

Utility

Bedroom 5

14'3" x 8'9"

Shower Room

Stairs To First Floor

Master Bedroom

14'11" x 12'5"

En Suite

Bedroom 2

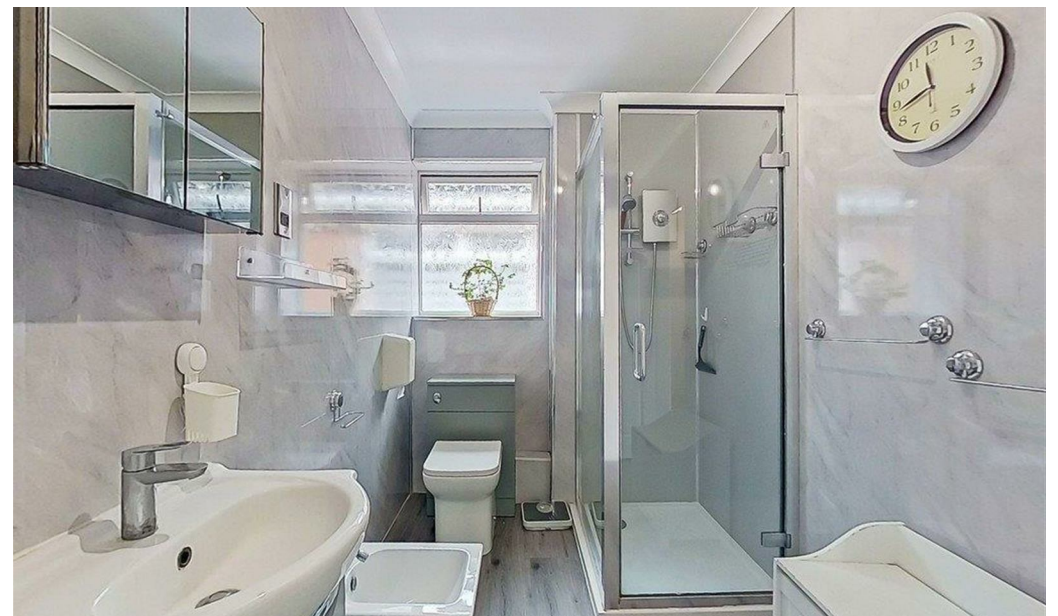
17'2" x 12'7"

Bedroom 3

12'1 x 11'9

Bedroom 4

15'2 x 6'10





Directions

Viewings

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

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 