



1 Holm View Close, Shenstone  
WS14 0NR

Downes & Daughters  
ESTATE AGENCY



## 1 Holm View Close, Shenstone WS14 0NR £595,000

Downes & Daughters is delighted to offer for sale this wonderful, 'chain free', detached bungalow occupying a desirable corner plot within this highly regarded road, in the enormously popular village of Shenstone. Only moments away from the wealth of shops and amenities found at the village centre and the train station providing a regular service in to Lichfield and Birmingham. Extending to 1,630 square feet, this delightful property offers flexible accommodation over a single floor and comprises: Front conservatory, spacious hallway, kitchen diner and family room with central island, utility room, shower room, living room, rear conservatory, three bedrooms and a family bathroom. Externally the manicured corner plot provides a private block paved driveway, integral single garage, neat lawned front garden with hedge and wall boundary and a low maintenance rear garden with gated side access. The property also lies within the King Edwards catchment area.

Viewing is essential to appreciate the enviable central position of this property and the flexible nature of the accommodation.

### INTERNAL ACCOMMODATION

Front Facing Conservatory • Spacious Entrance Hallway • Kitchen Dining & Family Room With Central Island • Utility Room With Access To Garage • Shower Room • Living Room With Feature Fireplace • Rear Conservatory • Bedroom One With Walk In Cupboard • Bedroom Two With Walk In Cupboard • Bedroom Three • Family Bathroom

### OUTSIDE

Private Block Paved Driveway • Integral Garage • Manicured Lawned Front Garden • Boundary Hedging & Stylishly Planted Borders • Low Maintenance Rear Garden • Fenced Boundary & Gated Access To Driveway

### FURTHER INFORMATION

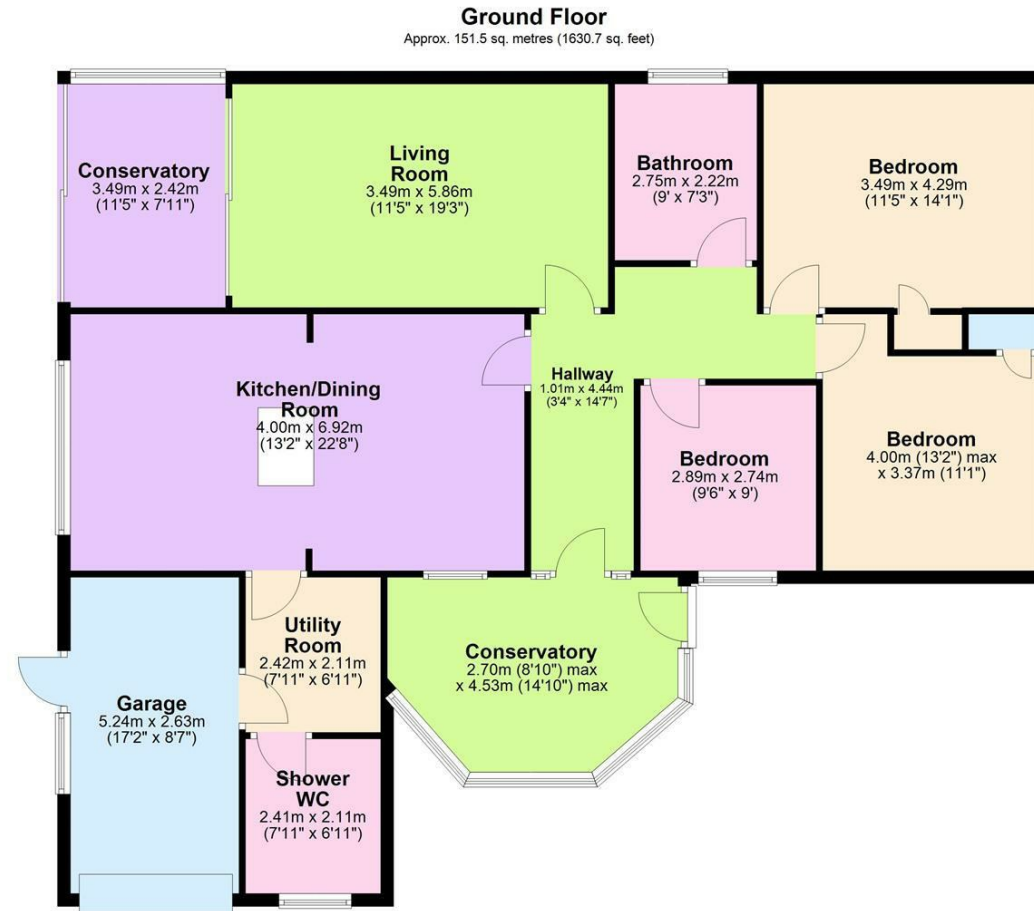
No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • King Edward's Catchment Area • Upvc Double Glazing • All Mains Services • Comprehensive Verisure Alarm System











Total area: approx. 151.5 sq. metres (1630.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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