



Smarts Avenue, Shenstone,  
Lichfield, WS14 0PB

**Guide Price £375,000**

Don't be fooled by the outside—this home is deceptively spacious and full of surprises! Tucked away with open fields behind, it offers the kind of peace and privacy that's hard to beat.

Step inside to a large, comfy living room made for movie nights, a cozy family area perfect for game time or lazy Sundays, and a kitchen/dining room that's just waiting for dinner parties (or pancake mornings). There's even a handy WC with a laundry area—because adulting still has to happen.

Upstairs you'll find four proper double bedrooms—no box rooms here—and a modern bathroom with all the good vibes. The whole place is well maintained and ready to move into. And the best bit?

A sunny, south-facing rear garden that's not overlooked, so you can sunbathe, BBQ, or just chill in total privacy. To the fore the drive provides ample off road parking.

Smart Avenue offers convenient access to Blake Street Train Station and public bus routes into Sutton Coldfield, Lichfield and Birmingham. For those requiring access to destinations further afield the A38, M6 Toll and M42 can be reached within a short commute.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Living Room  
6.38m (20'11") x 3.48m (11'5")

Kitchen/Dining Room  
5.94m (19'6") x 4.67m (15'4") max

Family Room  
3.38m (11'1") x 2.64m (8'8")

WC/Laundry Area  
2.25m (7'5") x 1.35m (4'5")

Landing

Bedroom 1  
3.48m (11'5") x 2.84m (9'4")

Bedroom 2  
3.48m (11'5") x 2.77m (9'1") max

Bedroom 3  
3.53m (11'7") x 2.26m (7'5")

Bedroom 4  
2.90m (9'6") x 2.41m (7'11")

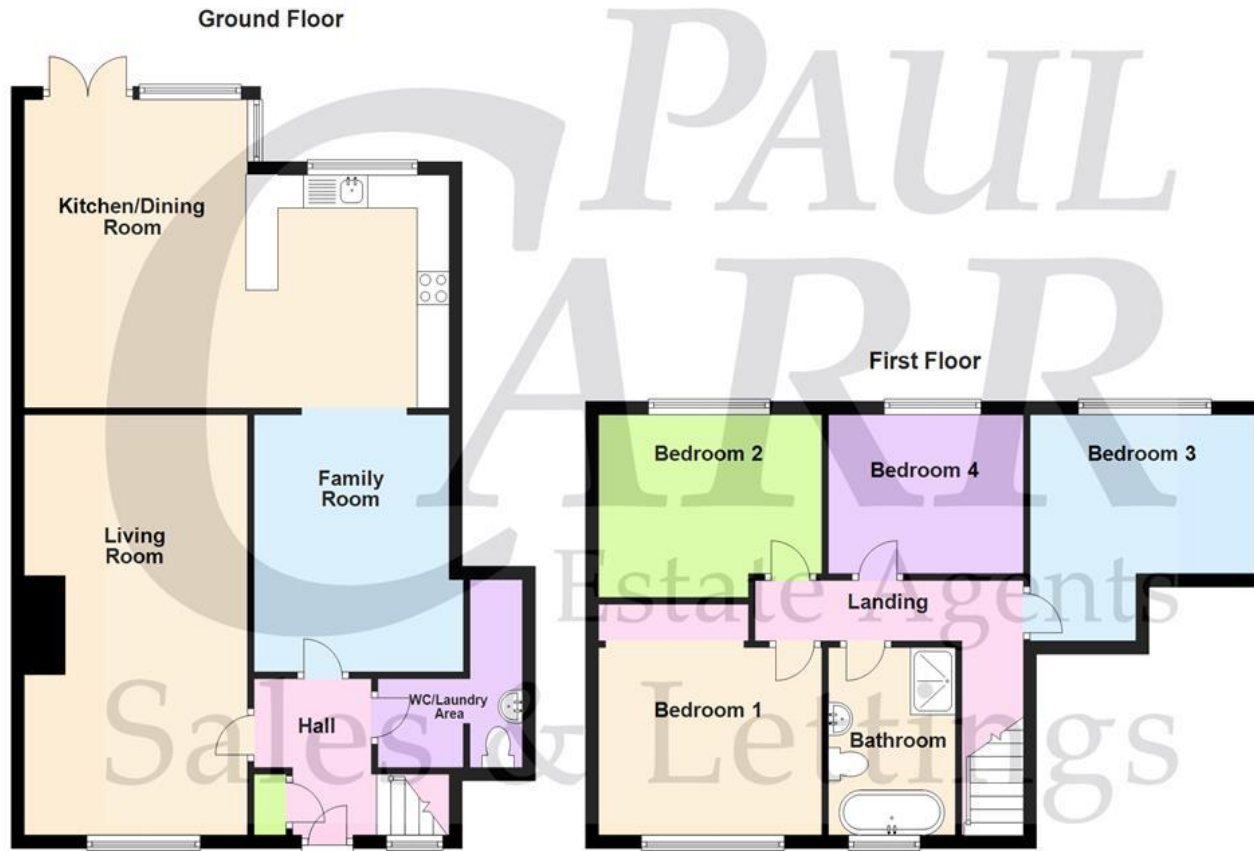
Bathroom





# Floor Plan

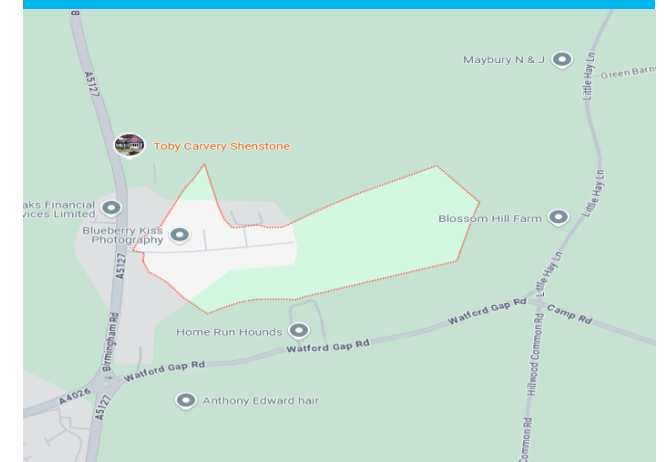
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: