



**Gable End Cottage  
Shenstone WS14 0NB**

**Offers In Excess Of  
£550,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Gable End Cottage Main Street, Shenstone

Offers In Excess Of  
**£550,000**

**\*\*PRICED TO SELL BY MOTIVATED SELLERS\*\*** this truly charming semi-detached cottage will benefit from some modernisation. With period features it is situated right in the heart of the highly desirable village of Shenstone, close to the City of Lichfield and the Royal Town of Sutton Coldfield. Conveniently located for an array of amenities including shops, dentist, doctors surgery, library and train station. Offered for sale with **NO UPWARD CHAIN**. Benefitting from Gas Central Heating and double-glazing. The property boasts an Entrance Hallway, Living Room, Dining Room, Breakfast Kitchen, Utility Room and Guest WC. First Floor Landing, Master Suite with Dressing Area, En-suite Shower Room, Two Further Bedrooms and a Family Bathroom. Paved driveway providing parking to the front together with a mature, well stocked cottage garden. **VIEWING IS ESSENTIAL** to see the potential this property offers. Freehold. EPC Rating - D





#### Entrance Hallway

accessed via a double-glazed panelled door and having a staircase with a fitted stairlift leading to the first floor accommodation. Two wall light points, radiator and UPVC wood effect double-glazed window to the rear aspect

#### Living Room

with a feature brick fireplace and exposed chimney housing an inset gas fire. Inset ceiling spotlights, exposed beams to wall, fitted shelving and storage units, radiator, wood effect UPVC double-glazed bow window overlooking the rear garden and a UPVC double-glazed door giving access to the garden

#### Dining Room

having an exposed brick fireplace and hearth with original beam mantel. Exposed original beam to ceiling, two wall light points, fitted shelving and storage cupboards, radiator and a wood effect UPVC double-glazed window to the front aspect

#### Breakfast Kitchen

having a range of wall and base units with roll top work surfaces, composite sink with drainer and tiled surround. Integrated appliances include a Rangemaster cooker with five burner hob and extractor hood, dishwasher, fridge and freezer. Inset ceiling spotlights, tiled floor and a wood effect UPVC double-glazed window to the rear aspect

#### Utility Room

accessed from the kitchen and having co-ordinating wall and base units with roll



top work surfaces with the washing machine and tumble drier included. Ceiling light point, part tiling to walls, tiled floor, access to the guest WC and a UPVC double-glazed door giving access to the side of the property to the off-street parking.

#### Guest WC

with a pedestal hand wash basin and a low-level WC, Ceiling light point, radiator and a wood effect UPVC double-glazed window to the front aspect

#### First Floor Landing

having a wall light fitment, radiator and a wood effect UPVC double-glazed window to the side aspect

#### Master Suite and Dressing Room

the dressing area has a range of bespoke fitted wardrobes and a separate fitted dressing table. Wall light fitment, radiator and open access into the Bedroom the bedroom has a ceiling light point, radiator and dual aspect UPVC double-glazed windows to the rear and side.

#### En-suite

having a mains powered corner shower cubicle, pedestal hand wash basin and a low-level WC. Ceiling light point, aqua panelling to walls, towel radiator and a UPVC double-glazed window to the rear aspect

#### Bedroom Two

benefitting from built in wardrobes. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect



**Bedroom Three**  
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Family Bathroom**  
having a panelled bath with overhead electric shower and shower screen, pedestal hand wash basin and low-level WC. Ceiling light point, extractor fan, part tiling to walls, radiator and a UPVC double-glazed window to the side aspect

**Outside**  
the property sits behind the pedestrian pathway and has a block paved driveway to the side providing off-road parking.  
the well established south-east facing rear garden has a paved patio and steps up to the lawn with well stocked borders with shrubs and trees. There is a timber summer house and useful garden shed. A wrought iron pedestrian gate gives access to the front of the property

**AGENTS NOTE**  
the property has been priced to reflect the upgrade and maintenance works required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

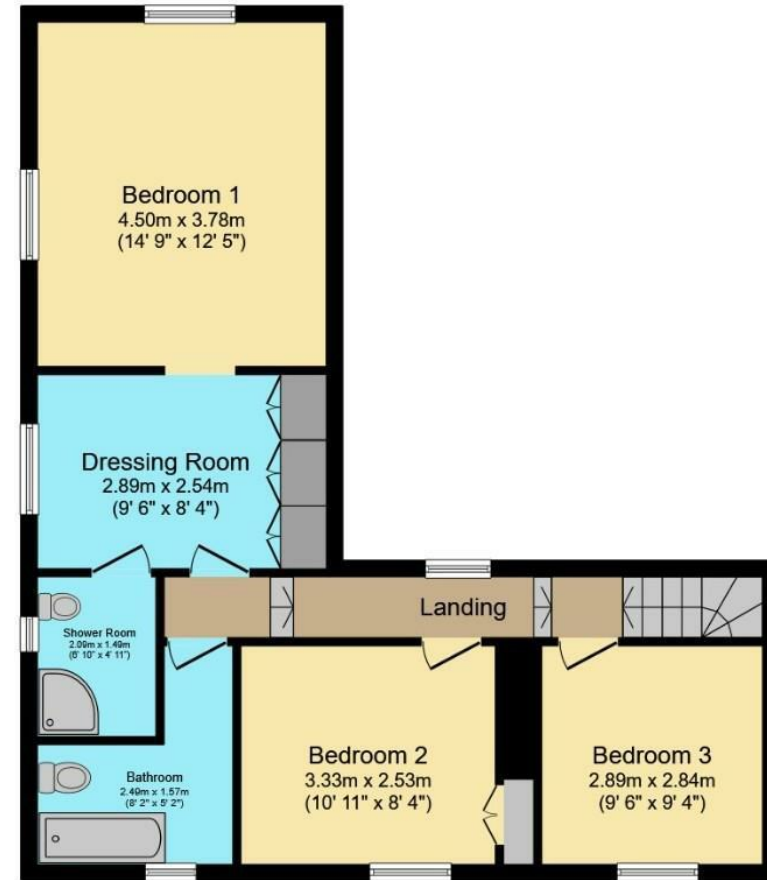
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**Ground Floor**



**First Floor**

Total floor area 133.2 sq.m. (1,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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