



18 Richard Cooper Road, Shenstone  
Lichfield WS14 0NL

Downes & Daughters  
ESTATE AGENCY

18 Richard Cooper Road, Shenstone  
Lichfield WS14 0NL  
Offers over £325,000

A very rare opportunity to acquire an unmodernised three double bedroom, semi detached, family home occupying a desirable plot and enjoying an enviable position at the top end of this much sought after residential road. Only a short walk from the train station providing a regular service in to Lichfield and Birmingham. Flooded with natural light this traditional home offers the discerning buyer vast future potential at a price entry point not normally associated with this address. The current accommodation currently comprises: Spacious entrance hallway, ground floor shower room, living room with sliding door to a rear dining room and a kitchen on the ground floor whilst the first floor boasts a landing, three double bedrooms and a bathroom and separate WC. Externally there is a lawned front garden, private driveway parking, storage garage and a wonderfully private west facing rear garden. The property also lies within the King Edwards catchment area.

Viewing is essential to appreciate the enviable position of this property and the wonderful opportunity on offer to create the home of your dreams.

**GROUND FLOOR**

Spacious Entrance Hallway • Ground Floor Shower Room • Living Room With Sliding Double Doors To... • Dining Room • Kitchen With Door To Rear Garden

**FIRST FLOOR**

Landing With Access To Loft Via Folding Timber Ladder • Bedroom One • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bathroom • Separate WC

**OUTSIDE**

Lawned Front Garden • Private Driveway • Storage Garage • Gated Access To Rear • Lawned Rear Garden • Timber Summer House

**FURTHER INFORMATION**

No Onward Chain • Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band D • All Mains Services • Upvc Double Glazing

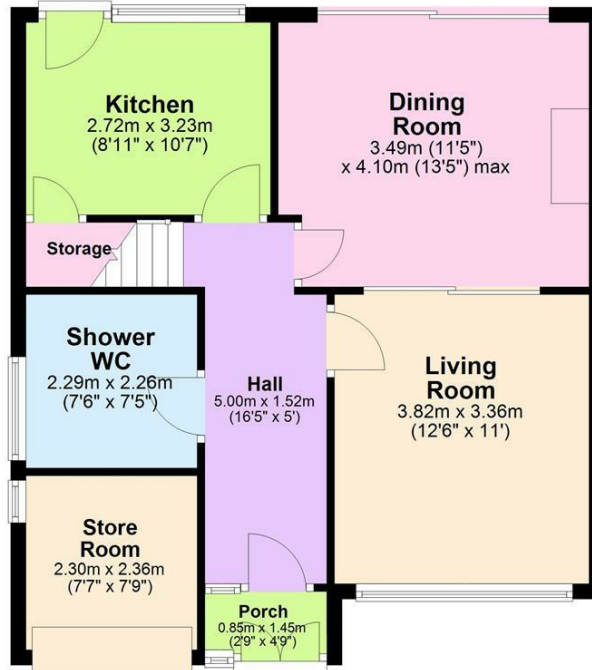






### Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



### First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 113.6 sq. metres (1222.3 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>		70
(39-54) <b>E</b>		77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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