

Park Lane

Shenstone, Lichfield, WS14 0JT



A traditional three-bedroom semi-detached family home offering attractive countryside views, sought after Shenstone location, superb renovation potential and is being offered to the market with no onward chain.

Offers Over £350,000



John German

This traditional three-bedroom semi-detached family home is situated on Park Lane in the sought-after village of Shenstone. Shenstone is ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including a choice of village shops, butchers, hairdressers, library, train station and superb pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling, the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and the highly regarded King Edward VI School in the nearby cathedral city of Lichfield. Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll Road.

This traditional three-bedroom semi-detached family home offers exciting opportunities for its new owners with vast improvement and extension capabilities (Subject to obtaining the relevant planning permissions), to both the side and rear aspects. There is also an extensive off-road parking area and a garden with breathtaking countryside views. Internally the property comprises of entrance door opening into the welcoming hallway with carpeted flooring and stairs rising to the first-floor landing, and doors off into the ground floor shower room and spacious lounge/diner. The ground floor shower room comprises of double shower cubicle with rainfall shower, low level wc, wash hand basin, ceiling light point and an obscured UPVC double glazed window to the front aspect. The spacious lounge/diner has a traditional brick fireplace, two upvc double glazed windows to the front aspect, both wall and ceiling light points and a door opening into the breakfast kitchen, which is fitted with a range of matching wall and base units with contrasting laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over. There is an integrated oven, electric hob and extractor above, space and plumbing for a washing machine and dishwasher, traditional quarry tiled flooring, windows to the front and side aspects, and a door leading into the side hallway where there are a door out to the side of the property and a door into the guest WC. Upstairs there are three well proportioned bedrooms, two large doubles both having built in storage cupboards, and bedroom three being a generous single bedroom.

Outside, the property sits on a generous plot with a large off-road parking area, lawned garden to the side and rear of the property along with far reaching countryside views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA30062026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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