



6 Smarts Avenue, Shenstone Wood End, Lichfield,
Staffordshire, WS14 0PB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS
and Company

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£299,950

Bill Tandy and Company are delighted to offer for sale this superbly extended semi detached home located within the cul de sac of Smarts Avenue. One of the key features of the property is its generously sized rear garden with feature views set beyond, and the property has the benefit of no upward chain and vacant possession. The accommodation comprises porch, reception hall, lounge, extended kitchen to the rear, separate dining room, conservatory, study/ground floor bedroom, three first floor bedrooms and a modern updated bathroom. There is a block paved driveway providing parking to the front and leading to the single garage, and as mentioned a feature rear garden. Shenstone Wood End is perfectly situated, ideal for the commuter with nearby access to both the cathedral city of Lichfield and the town of Sutton Coldfield, and the M6 Toll. There is a railway station in nearby Four Oaks to Birmingham New Street.



PORCH

approached via a front entrance door and having internal double glazed door opening to:

RECEPTION HALL

having radiator, stairs to first floor with under stairs store cupboard and laminate floor.

LOUNGE

3.95m x 3.22m (13' 0" x 10' 7") having double glazed window to front, radiator and feature fireplace with tiled hearth, recess and wooden beam above with space for electric or gas fire, and it could also be fitted with a log burning stove.

EXTENDED KITCHEN

4.25m x 2.55m (13' 11" x 8' 4") having double glazed window overlooking the garden, double glazed door to side, radiator, tiled flooring, base cupboards and drawers with round edge work tops, tiled surround, wall mounted cupboards, inset one and a half bowl stainless steel sink, inset oven with four ring gas hob and extractor fan, spaces ideal for fridge, washing machine and dishwasher and doors open to:

DINING ROOM

3.23m x 2.60m (10' 7" x 8' 6") having two radiators, laminate floor and door to:

DOUBLE GLAZED CONSERVATORY

2.97m x 2.21m (9' 9" x 7' 3") having French doors opening to the rear garden.

GROUND FLOOR STUDY/PLAYROOM

2.55m max x 2.20m (8' 4" max x 7' 3") positioned to the rear of the garage and located off the kitchen is this versatile ground floor which could be a home office or bedroom having double glazed window to rear, electric heater and door to garage.



FIRST FLOOR LANDING

having double glazed window to side, loft access, boiler cupboard housing Vaillant boiler and doors open to:

BEDROOM ONE

3.24m x 3.23m (10' 8" x 10' 7") having double glazed window to front, radiator and useful built-in double wardrobe.

BEDROOM TWO

3.23m x 2.63m (10' 7" x 8' 8") having double glazed window overlooking the rear garden, radiator and wardrobe with louvre bi-fold door.

BEDROOM THREE

2.62m x 2.30m (8' 7" x 7' 7") having double glazed window to front, radiator and stairs footwell.

BATHROOM

having obscure double glazed window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over, shower screen and tiled surround.



OUTSIDE

To the front of the property is a block paved driveway providing access to the garage and side gate leading to the rear. One of the distinct features of the property is its superb rear garden with views beyond and having paved, gravelled and decked patio areas, gravelled pathway leading to a shaped lawn to the rear with well stocked mature borders and a range of mature trees, shrubs and hedging.

GARAGE

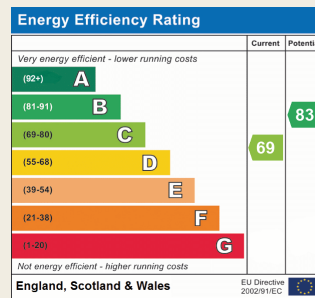
4.64m x 2.34m (15' 3" x 7' 8") approached via an up and over entrance door and having light and power supply and space and venting for a tumble dryer.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water/Severn Trent. Electricity and Gas supplier - Octopus Energy. T.V and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

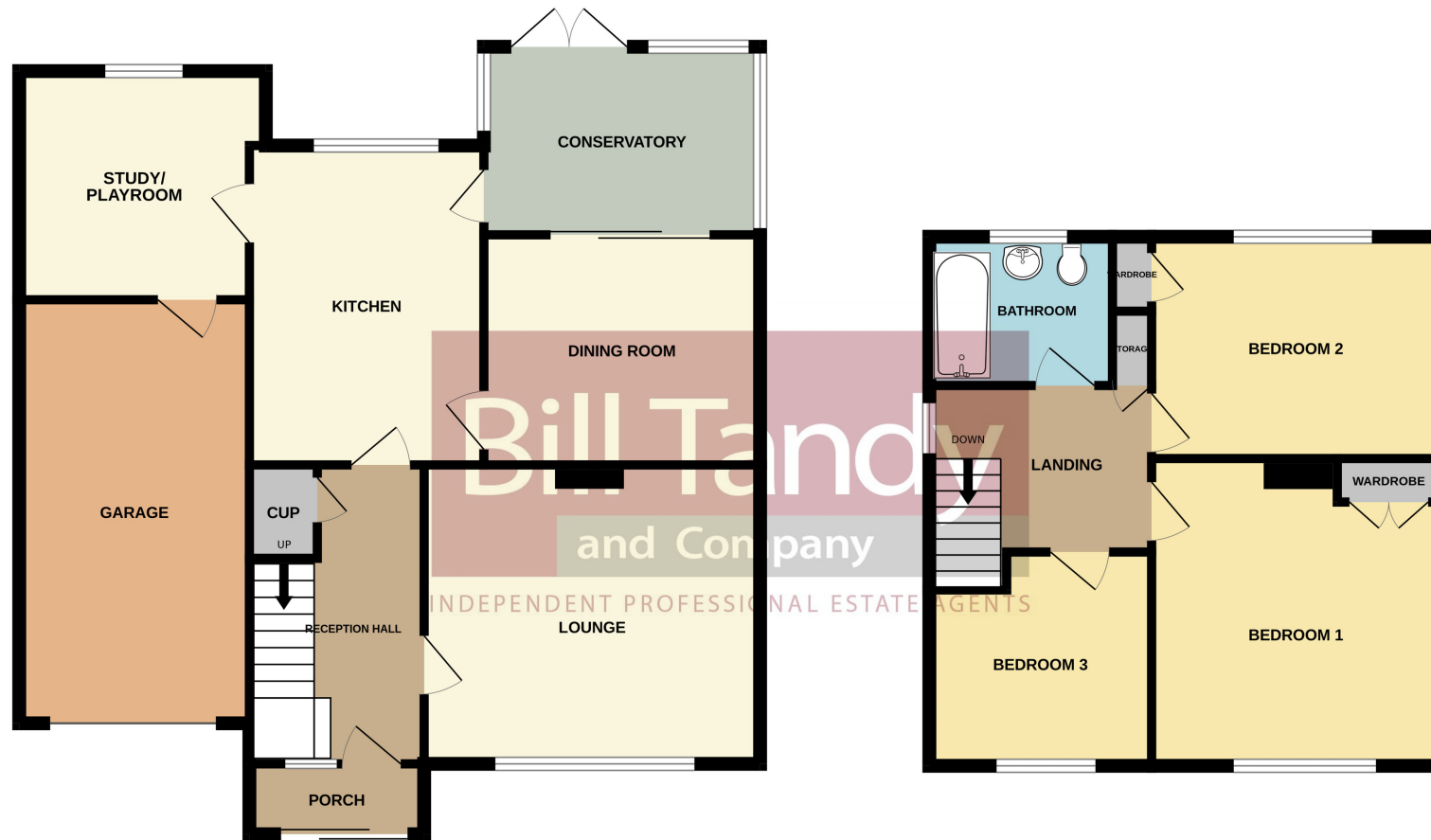
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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