



53 Birmingham Road, Shenstone, Lichfield, Staffordshire,
WS14 0JS

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

53 Birmingham Road, Shenstone, Lichfield, Staffordshire, WS14 0JS

£395,000

Always a popular village, Shenstone is one of the most sought after locations for house buyers in the area. This traditional semi detached home enjoys a superb setting within the village with fantastic far-reaching farmland views to the rear. Set within beautiful mature gardens to both front and rear, the property offers a well planned layout which has been well cared for and loved over the years. There are two good reception rooms leading on to the large conservatory at the rear perfect for enjoying the views across the garden and fields beyond. There are three bedrooms on the first floor together with a re-fitted shower room, and there is a recently updated central heating boiler adding to the appeal. Shenstone lies equi-distant between Lichfield and Mere Green, Sutton Coldfield and benefits from excellent facilities including a popular primary school, choice of shops, pubs and the railway station on the cross city line. Property is always popular in the village, and we would strongly recommend an early viewing to avoid disappointment.



ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having tiled floor and a leaded glazed door and side screen to:

RECEPTION HALL

having feature Karndean flooring, radiator, stairs leading off with spindle balustrade and door to:

KITCHEN

3.30m x 2.00m (10' 10" x 6' 7") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards including glazed display cabinets, single drainer sink unit with mixer tap, space for gas or electric cooker, space for fridge/freezer, UPVC double glazed window to side, co-ordinated ceramic wall tiling, double radiator, glazed door to conservatory and further door to:

DINING ROOM

3.75m x 3.52m (12' 4" x 11' 7") with fitted glazed display cabinet with useful cupboard storage space, fireplace recess, coving, double radiator and glazed double doors opening to:

SITTING ROOM

4.33m max into bay x 3.52m (14' 2" max into bay x 11' 7") having UPVC double glazed bay window to front, double radiator, central mahogany fire surround with gas fire fitment, coving, display shelving and dado rail surround.

CONSERVATORY

5.47m max x 2.68m (17' 11" max x 8' 10") with UPVC double glazed sliding doors from the dining room and being UPVC double glazed on a brick base with recently replaced roof, double doors out to the rear garden, ceramic floor tiling, wall mounted Vaillant combination gas central heating boiler, space and plumbing for washing machine and door to:



GROUND FLOOR W.C.

having close coupled W.C. and obscure glazed window.

FIRST FLOOR LANDING

having UPVC obscure double glazed window to side, loft access hatch and doors leading off to:

BEDROOM ONE

4.33m max into bay x 3.60m (14' 2" max into bay x 11' 10") having range of fitted wardrobes with overhead storage cupboards, UPVC double glazed bay window to front, radiator and coving.

BEDROOM TWO

3.77m x 3.60m (12' 4" x 11' 10") having UPVC double glazed window to rear with lovely farmland views, radiator, built-in linen store cupboard and coving.

BEDROOM THREE

2.45m x 2.02m (8' 0" x 6' 8") having radiator, fitted shelving, cupboard with overhead storage cupboard and UPVC double glazed window to front.



SHOWER ROOM

having a corner quadrant shower cubicle with Mira shower fitment, close coupled W.C., pedestal wash hand basin, co-ordinated ceramic wall tiling, UPVC obscure double glazed window to rear, radiator, low energy downlighters and extractor fan.

OUTSIDE

The property is set well back off the Birmingham Road with a long slabbed and gravelled driveway providing extensive parking for six to seven cars, and a very neat lawned foregarden with mature flower and herbaceous borders and established shrubbery. To the rear of the property is a charming garden backing onto neighbouring farmland and set principally to lawn with slabbed patio area and attractive further circular patio seating area. The garden is full of mature shrubs and trees, all well tended, fenced and hedged perimeters and useful garden storage shed.

GARAGE

4.78m x 2.77m (15' 8" x 9' 1") approached via an up and over entrance door and having fluorescent light, power points and personal access door to the rear garden.

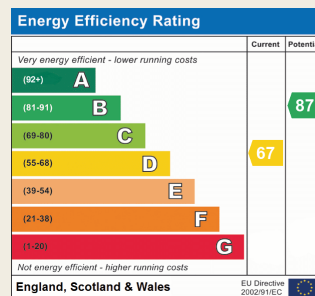


COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. 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.

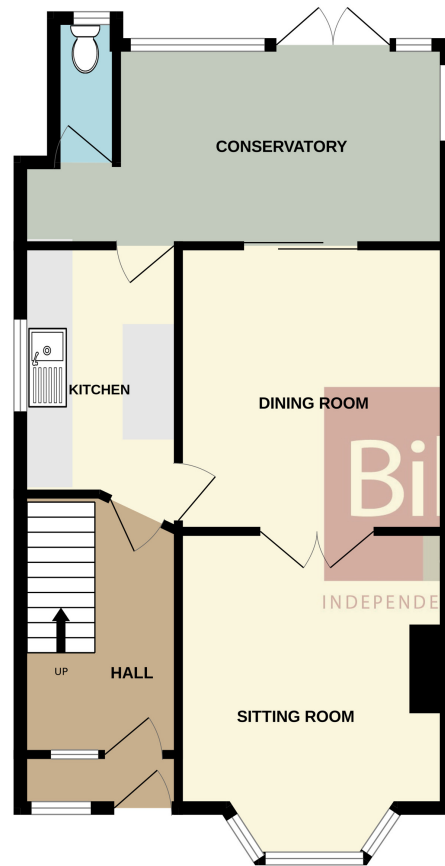


VIEWING

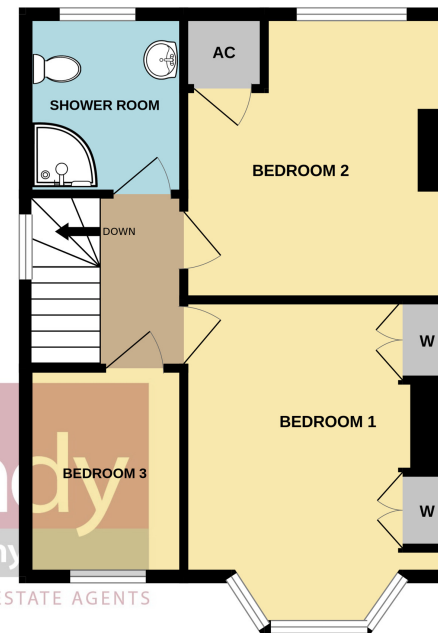
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



53 BIRMINGHAM ROAD, SHENSTONE WS14 0JS

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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