



1 Schoolfields Road, Shenstone, Lichfield, Staffordshire,  
WS14 0LW

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 1 Schoolfields Road, Shenstone, Lichfield, Staffordshire, WS14 0LW

## £295,000

Enjoying a lovely setting within the highly regarded village of Shenstone is this well presented semi detached home on Schoolfields Road. Perfect for a first time buyer the property has a generous accommodation layout with a spacious lounge/dining room and recently re-fitted Shaker style kitchen. Each of the bedrooms on the first floor is a good size and there is a bathroom with shower over the bath. The garden to the rear is particularly charming, full of roses and mature shrubbery, and enjoys a good degree of privacy. Shenstone village combines an excellent lifestyle with a range of local shops within minutes walk, along with a popular primary school and railway station on the cross city line from Lichfield to Birmingham New Street. Commuters always appreciate the convenience of the location with the excellent road network also providing ease of journey to many Midland commercial centres and beyond. To fully appreciate this stylish home an early viewing would be strongly recommended.



### RECEPTION HALL

approached via a UPVC obscure double glazed composite entrance door and having stairs leading off with useful under stairs storage cupboard, central heating thermostat and timer, double radiator and door to:

### SPACIOUS LOUNGE/DINING ROOM

6.70m x 3.33m (22' 0" x 10' 11") having UPVC double glazed walk-in bay window to front, further double glazed window to same, two double radiators, coving and a central feature fireplace with attractive wood surround housing a gas stove effect fire standing on a granite hearth.

### RE-FITTED KITCHEN

3.84m x 2.95m (12' 7" x 9' 8") stylishly fitted with ample work surface space with base Shaker style storage cupboards and drawers, wall mounted storage cupboards, built-in Bosch electric double oven with four ring gas hob and extractor hood, single drainer Blanco sink unit with brushed brass mixer tap, space and plumbing for washing machine, double radiator, integrated fridge/freezer with matching fascia, built-in Bosch microwave oven, UPVC double glazed windows and door to rear garden and laminate flooring.

### FIRST FLOOR LANDING

having leaded double glazed window to rear, loft access hatch and doors leading off to:

### BEDROOM ONE

3.55m x 3.33m (11' 8" x 10' 11") having UPVC double glazed window to front and radiator.

### BEDROOM TWO

3.33m x 3.05m (10' 11" x 10' 0") having UPVC double glazed window to front and radiator.



### BEDROOM THREE

3.85m x 1.97m (12' 8" x 6' 6") having UPVC double glazed window to rear with pleasant aspect, radiator and useful built-in store cupboard.

### BATHROOM

having a panelled bath with thermostatic shower fitment over, pedestal wash hand basin, W.C. suite, obscure UPVC double glazed window, chrome heated towel rail/radiator and extractor fan.

### OUTSIDE

The property is set back off the road with a tarmac driveway for one car flanked by a hard landscaped tiered foregarden with steps leading down to the front door, a side pathway, useful deep store cupboard and gated access to the rear garden. To the rear of the property is a charming garden, full of shrubs including roses and hydrangeas and set to lawn with fenced perimeters, useful covered store, additional built-in store cupboard and further cupboard housing the recently installed Viessmann combination gas central heating boiler.

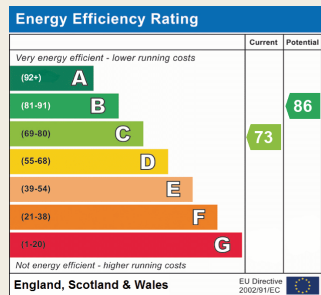
### COUNCIL TAX

Band C.



## FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband 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.

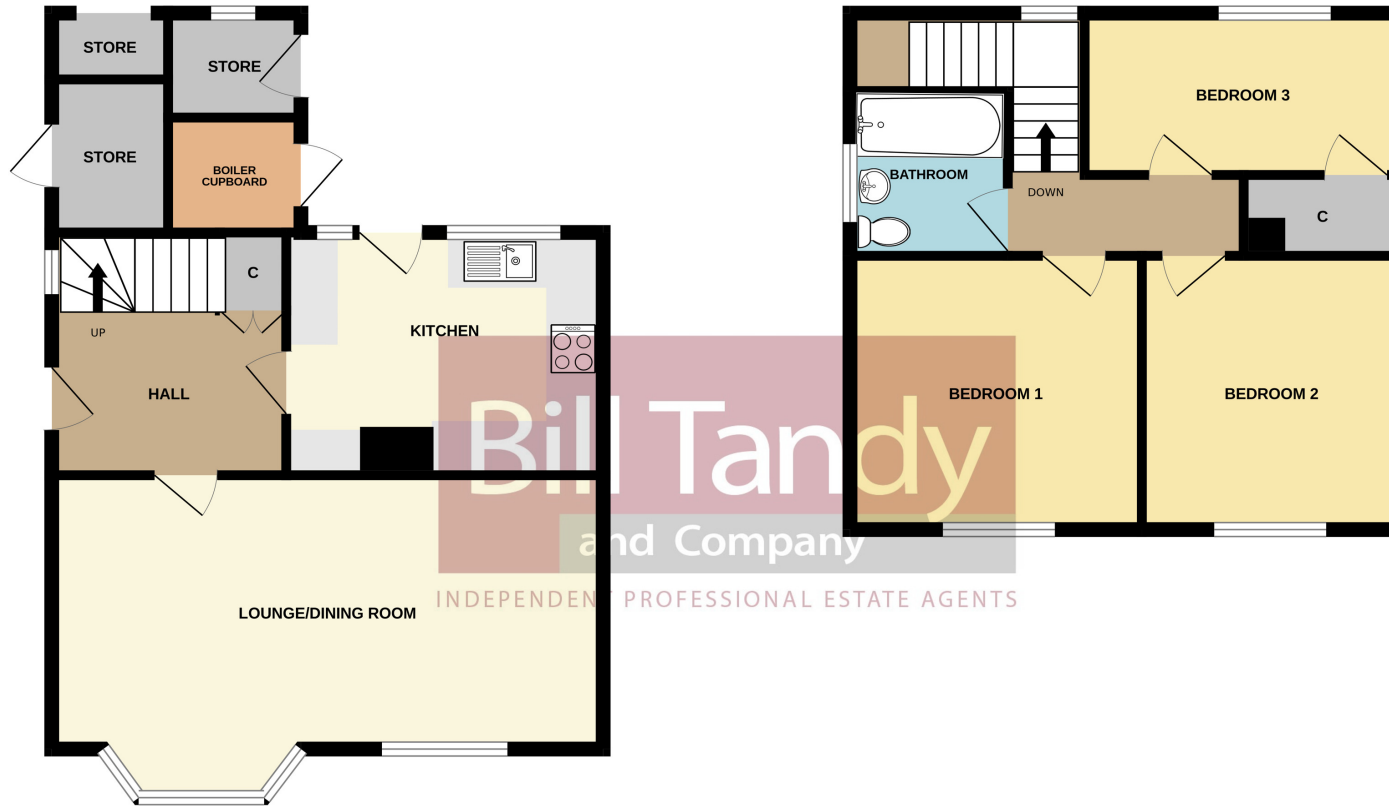
## VIEWING

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](mailto: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



1 SCHOOLFIELDS ROAD, SHENSTONE WS14 0LW

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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