



1 Park Lane, Shenstone, Lichfield, Staffordshire, WS14 0JT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£300,000 Offers over

Bill Tandy and Company are delighted to offer for sale this generously sized and extended semi detached house located on Park Lane in the heart of the desirable village of Shenstone. The property itself would benefit from modernisation, and we strongly urge prospective purchasers to view the property internally for it to be fully appreciated. The property is located in a cul de sac setting off Park Lane with a host of village facilities found a short walk away, and the accommodation briefly comprises entrance porch, reception hall, lounge, conservatory, sitting and dining room, breakfast kitchen, ground floor bedroom five/home office, four first floor bedrooms, main bathroom and en suite. There is parking to the front and a garden to the rear.



ENTRANCE PORCH

approached via a double glazed entrance door flanked by a window alongside and having an internal door opening to:

RECEPTION HALL

having stairs rising to the first floor accommodation with under stairs storage cupboard, and doors open to:

LOUNGE

5.20m x 3.22m (17' 1" x 10' 7") having window to front, laminate floor, feature fireplace with recess and double glazed French doors open to:

CONSERVATORY

2.65m x 2.52m (8' 8" x 8' 3") having laminate floor, double glazed windows overlooking the garden to rear and side, doors to patio and glass roof.

BREAKFAST KITCHEN

3.54m x 3.34m (11' 7" x 10' 11") having Baxi boiler, double glazed window to rear, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink, inset oven with gas hob and extractor fan above and spaces ideal for washing machine and fridge/freezer.

GROUND FLOOR SHOWER ROOM

having suite comprising wash hand basin, low flush W.C. and shower enclosure with shower over.

EXTENDED SITTING/DINING ROOM

SITTING AREA 4.22m x 3.74m (13' 10" x 12' 3") having double glazed window to side, patio doors open to the rear garden and stairs rise to the first floor. Opening through to: DINING AREA 3.32m x 2.72m (10' 11" x 8' 11") having useful under stairs storage cupboard.



BEDROOM FIVE/HOME OFFICE

2.70m x 2.43m (8' 10" x 8' 0") this useful ground floor bedroom could also be useful as a home office having double glazed window to front.

FIRST FLOOR LANDING

there are two staircases providing access to the first floor accommodation, the one from the hall leading to the three bedrooms and a bathroom, and the one from the sitting room leading directly the fourth bedroom with en suite.

BEDROOM ONE

3.21m x 3.18m (10' 6" x 10' 5") having double glazed window to front and radiator.

BEDROOM TWO

3.59m x 2.49m max (11' 9" x 8' 2" max) having double glazed window to rear and radiator.

BEDROOM THREE

2.60m x 2.52m (8' 6" x 8' 3") having double glazed window to front and radiator.



BATHROOM

3.20m x 2.18m (10' 6" x 7' 2") having storage cupboard, radiator, double glazed window to rear and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and corner bath with shower over.

BEDROOM FOUR

2.97m x 2.80m (9' 9" x 9' 2") this bedroom has its own staircase access from the sitting room and has double glazed window to front, radiator and door to:

EN SUITE SHOWER ROOM

1.82m x 1.62m (6' 0" x 5' 4") having chrome towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment and double glazed window to rear.

OUTSIDE

The property is superbly located in the cul de sac setting of Park Lane and has a block paved driveway to the front. To the rear of the property is a decked patio area with shaped lawn set beyond, storage sheds, side gate and fenced and partial walled surround.

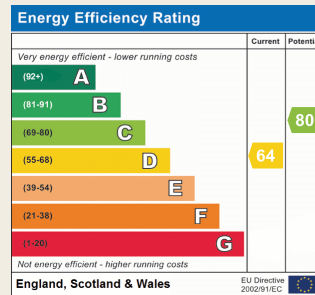


COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - EON. T.V and Broadband – TalkTalk. 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.



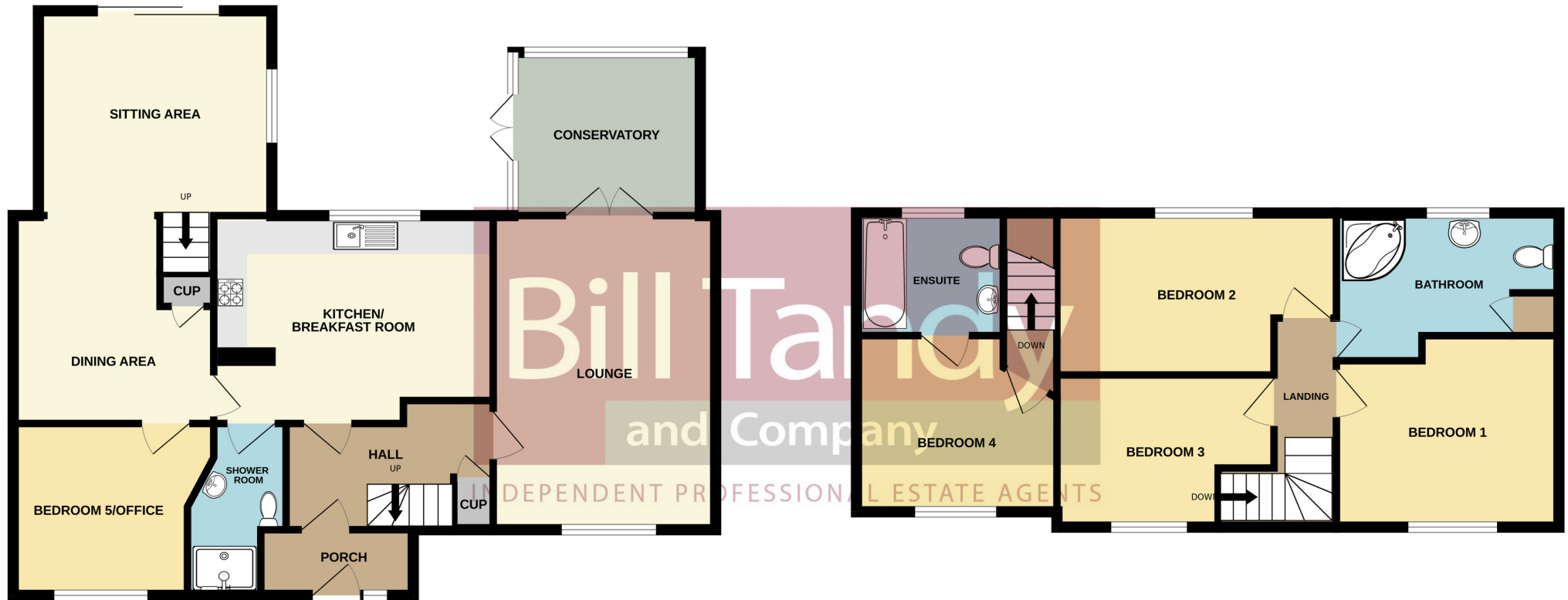
VIEWING

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



1, PARK LANE, SHENSTONE, WS14 0JT

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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