



14 Holm View Close, Shenstone, Lichfield, Staffordshire,
WS14 0NR

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

14 Holm View Close, Shenstone, Lichfield, Staffordshire, WS14 0NR

£395,000

Situated at the very end of this popular cul de sac within the highly regarded village of Shenstone lies this lovely detached family home, available with no upward chain. The village provides superb facilities with the highly regarded Greysbrooke Primary school feeding to King Edward's school in Lichfield. There is a choice of local shops and pubs together with the popular church, and the village is served by its own railway station on the cross city line from Lichfield to Birmingham New Street. The village popularity also stems from its convenient commuter credentials with the excellent road network including the M6 toll road, A5 and A38 all within minutes drive creating superb accessibility for the country as a whole. Well cared for throughout this lovely home is available with the benefit of no upward chain and an early viewing would be strongly recommended.



ENCLOSED PORCH

approached via a UPVC double glazed entrance door and having laminate flooring and having inner double obscure glazed door and side screen opening to:

SITTING ROOM

4.04m x 3.70m (13' 3" x 12' 2") having a central Adam style decorative fireplace with marble hearth and backing, UPVC double glazed window to front, double radiator, stairs leading off and door to:

FAMILY LOUNGE

3.78m x 3.60m (12' 5" x 11' 10") also having an Adam style fireplace with marble hearth and backing, UPVC double glazed picture window overlooking the rear garden and radiator.

DINING ROOM

5.10m x 2.53m (16' 9" x 8' 4") having UPVC double glazed window to front and radiator.

KITCHEN

2.93m x 2.63m (9' 7" x 8' 8") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, space for gas cooker and fridge/freezer, co-ordinated tiled splashbacks and UPVC double glazed window and door to rear garden.

FITTED GUESTS CLOAKROOM

having vanity unit with wash hand basin, W.C., cloaks store cupboard with sliding door, co-ordinated tiling, mirrored vanity cabinet and extractor fan.

UTILITY ROOM

2.64m x 2.27m (8' 8" x 7' 5") with external access and having UPVC double glazed door and side screen, storage cupboards with sliding doors, single drainer stainless steel sink unit, worktop and base storage cupboards.



FIRST FLOOR LANDING

having loft access hatch and built-in airing cupboard housing the Worcester combination gas central heating boiler and hanging and shelving space.

BEDROOM ONE

3.78m x 3.59m (12' 5" x 11' 9") having fitted wardrobes and matching bedside cabinets, chest of drawers and bedstead, radiator and UPVC double glazed window to rear.

BEDROOM TWO

4.06m x 2.60m (13' 4" x 8' 6") having UPVC double glazed window to front, radiator and built-in store cupboard.

BEDROOM THREE

3.18m x 2.58m (10' 5" x 8' 6") having triple doored fitted wardrobe, further built-in shelved storage cupboard, UPVC double glazed window to front and radiator.

BATHROOM

being fully tiled and having a panelled bath with mixer tap, vanity unit with inset wash hand basin and W.C. with concealed cistern, wall mounted vanity store cupboards with central mirror, electric heated towel rail, radiator, obscure UPVC double glazed window to rear and extractor fan.



SHOWER ROOM

having corner tiled shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin and mirrored store cupboard, electric shaver point, obscure UPVC double glazed window, extractor fan, electric heated towel rail, radiator and comprehensive wall tiling.

OUTSIDE

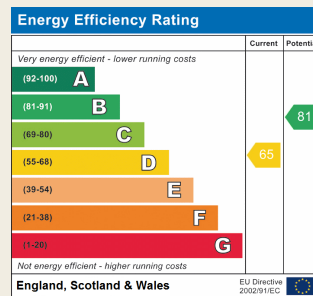
To the front of the property is a block paved driveway providing parking for two to three cars with an herbaceous side border. To the rear is a generously proportioned garden, cleverly designed with hard landscaping including a generous patio area with shaped borders and slabbed pathways with gravelled seating areas leading to a tiered section of garden with some interesting shrubs and plants and useful garden storage shed. There is also a useful cold water tap and security lighting.

GARAGE

7.61m x 2.65m (25' 0" x 8' 8") approached via an up and over entrance door and having light and power and sliding door opening to utility.

COUNCIL TAX

Band D.



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



14 HOLM VIEW CLOSE, SHENSTONE WS14 0NR

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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