

Bill Tandy  
and Company

2 Station Cottages, Station Road, Shenstone, Lichfield,  
Staffordshire, WS14 0NW

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 2 Station Cottages, Station Road, Shenstone, Lichfield, Staffordshire, WS14 0NW

### £220,000 buy to let only

With an existing tenant on a shorthold-assured tenancy until May 2025, this cottage will only be suitable for purchase by a buy-to-let investor. Located in the sought-after village of Shenstone, this charming two-bedroom mid-terraced cottage offers a wealth of character. The sought-after village of Shenstone combines a village atmosphere whilst also having excellent commuter links with access to the cross-city rail services, and the A38, A5 and M6 Toll roads offering fast onward journeys to both the East and West Midlands commercial centres. Within the village, there are a wide variety of shops and amenities and a range of pubs with a popular primary school. An excellent investment for a buy-to-let investor.



#### FRONTAGE

The property is approached via a paved pathway leading to the front entrance door. The front garden is mainly laid to lawn with fenced perimeter, trees, shrubs and borders. A UPVC double glazed front entrance door leads into:-

#### ENTRANCE VESTIBULE

having ceiling light point, door into:-

#### MAIN LOUNGE

4.48m x 3.74m (13' 10" x 12' 3") with door leading to an easy tread staircase which rises to the first floor. Quarry tiled flooring, radiator, dado rail, brick fireplace and open fire, two wall mounted lights and ceiling light point. UPVC double glazed bow window. Door to understairs storage cupboard. Further door into:-

#### BREAKFAST KITCHEN

5.38m x 2.13m (17' 8" x 7' 0") having a range of matching base and wall-mounted storage cupboards and drawers with complementary work surface space and tiled splashbacks. Electric oven, electric hob and inset one-and-a-half bowl sink and drainer unit with mixer tap. UPVC double-glazed window to rear aspect. Space for dishwasher, space for fridge and space for fridge freezer, radiator, ceiling spotlights and ceiling light point, quarry tiled floor. Door into:-

#### CONSERVATORY

3.35m x 3.0m (11' 0" x 10' 10") 3.35m x 3.30m (11' 0" x 10' 10") UPVC double glazed off a brick base with windows to side and rear aspects and French doors to side aspect leading to rear garden. Laminate flooring and ceiling light point with extractor fan.

#### FIRST FLOOR LANDING

A staircase rises from the Lounge to the First Floor Landing having radiator, wall mounted light and doors to further first floor accommodation.



#### BEDROOM ONE

4.45m x 2.75m (14' 7" x 9' 0") having leaded UPVC double-glazed window to front aspect. Fitted furniture, laminate flooring, radiator, dado rail and ceiling light point. Built-in storage cupboard housing the Baxi combination boiler with storage space.

#### BEDROOM TWO

2.82m x 3.11m (9' 3" x 10' 2") having laminate flooring, ceiling light point, dado rail and UPVC double glazed window to rear aspect. Built-in bedroom furniture and radiator.

#### BATHROOM

2.34m x 2.09m (7' 8" x 6' 10") having a matching suite comprising of a free-standing bath tub with shower attachment, low flush W.C., pedestal wash hand basin and corner shower cubicle with waterfall-effect attachment. Tiling to half height, chrome heated ladder style towel rail, ceiling light point and frosted UPVC double glazed window to rear aspect.



## OUTSIDE

Located from the Conservatory and being a courtyard style with patio with plenty of space for a table and chairs. There is a foregarden being mainly laid to lawn with a variety of trees, shrubs and borders.

## SINGLE GARAGE

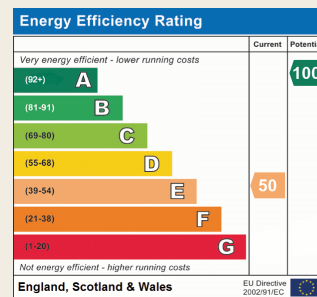
being the first of four located in a separate block.

## COUNCIL TAX

Band D.

## FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



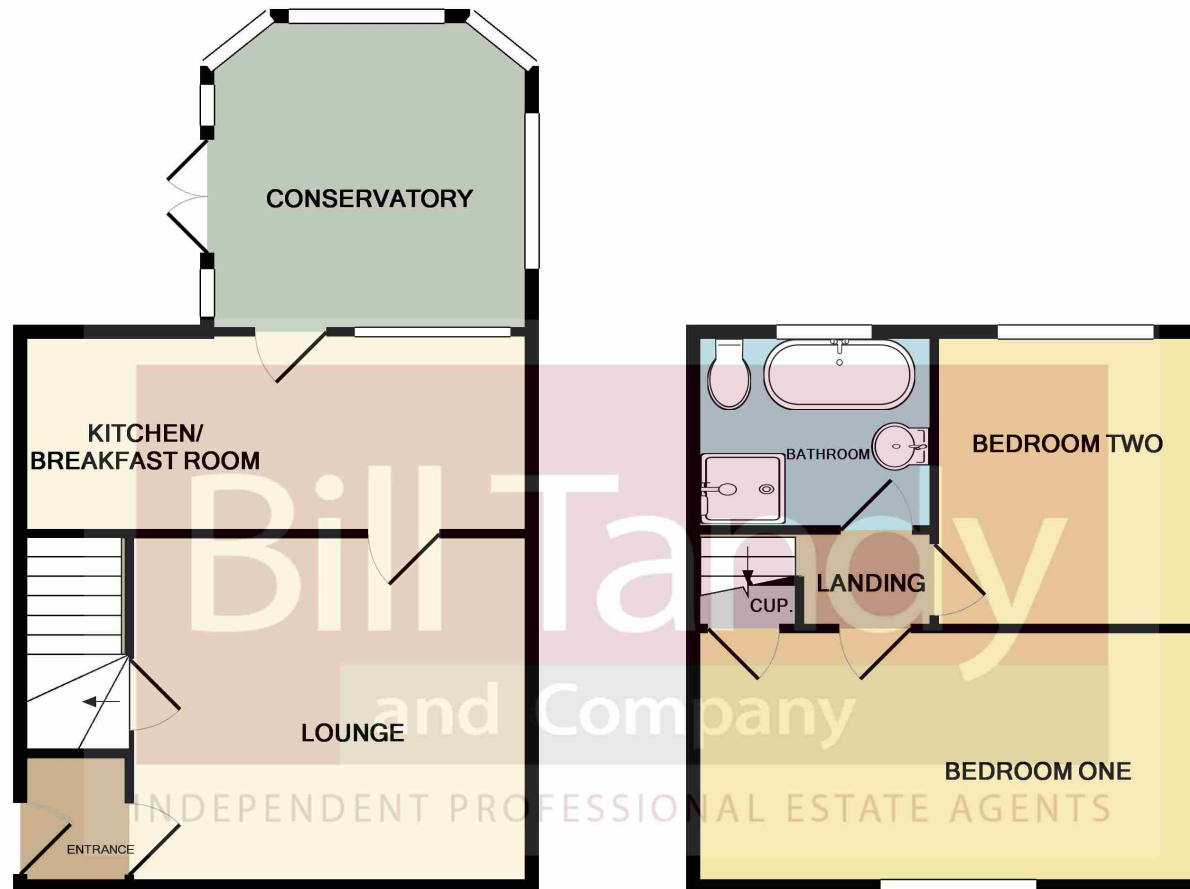
## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of this 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

STATION COTTAGES, STATION ROAD, SHENSTONE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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