



Bill Tandy  
and Company

5 Smarts Avenue, Shenstone Wood End, Lichfield,  
Staffordshire, WS14 0PB

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



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End, Lichfield, Staffordshire, WS14  
0PB**

## £315,000 Offers over

Bill Tandy and Company are delighted to offer for sale this superbly presented and updated home located within the cul-de-sac of Smarts Avenue. Shenstone Wood End is perfectly situated ideal for the commuter with nearby access to both the cathedral city of Lichfield and the town of Sutton Coldfield, and the M6 toll provides superb links to the A38 and A5 trunk roads. Nearby railway stations provide links from Four Oaks to both Birmingham New Street and Lichfield City. The accommodation comprises an entrance porch, reception hall, lounge/dining room, updated kitchen, utility room, three first floor bedrooms and modern fitted bathroom. Parking is found to the front, further single garage and gardens to front and rear. Early viewings are highly recommended.



### PORCH AND HALL

Double glazed sliding doors provide access into the porch, internal door to hall with stairs to first floor, understairs cupboard, laminate flooring, radiator and doors open to

### LOUNGE/DINING ROOM

3.44m MAX 2.98m MIN x 7.40m (11' 3" MAX 9' 9" MIN x 24' 3") Double glazed half bay window to front, feature fireplace with gas fire and tiled surround, radiator, laminate flooring. The dining area enjoys French doors to rear, and radiator.

### UPDATED KITCHEN

2.94m x 2.53m (9' 8" x 8' 4") with a double glazed window to rear, laminated floor, modern updated gloss kitchen units to comprise base and wall mounted store cupboard with preparation work tops, inset stainless steel sink, inset cooker with hob and extractor above, integrated fridge and doors opens

### UTILITY ROOM

2.21m x 2.39m (7' 3" x 7' 10") With double glazed rear window and door to garden, useful internal courtesy door to garage, laminate floor, spaces for white goods including washing machine and fridge freezer.

### FIRST FLOOR LANDING

with a double glazed side window, loft access and doors open to:

### BEDROOM 1

3.3m x 3.63m (10' 10" x 11' 11") Double glazed window and radiator.

### BEDROOM 2

3.3m x 3m (10' 10" x 9' 10") Double glazed window and radiator.



### BEDROOM 3

2.28m x 2.5m (7' 6" x 8' 2") Double glazed window and radiator and door to boiler cupboard.

### BATHROOM

2.26m x 1.62m (7' 5" x 5' 4") Double glazed rear window, modern bathroom suite comprises a w.c., pedestal wash hand basin, bath with shower over and tiled surround.

### OUTSIDE

Located to the front is a driveway leading to the front porch and garage. Set to the rear are two paved patio areas, lawn and well stocked borders.

### GARAGE

2.32m x 4.91m (7' 7" x 16' 1") Up and over door to front, internal courtesy door to utility, light and power supply.

### COUNCIL TAX

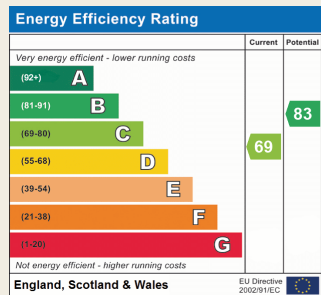
Band C.



## FURTHER INFORMATION

We understand the property enjoys Electric and gas connections. Mains water and drainage with broadband connected.

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



## TENURE

We understand the tenure to be Freehold however, further details should be checked and verified by your solicitors before legal commitment.



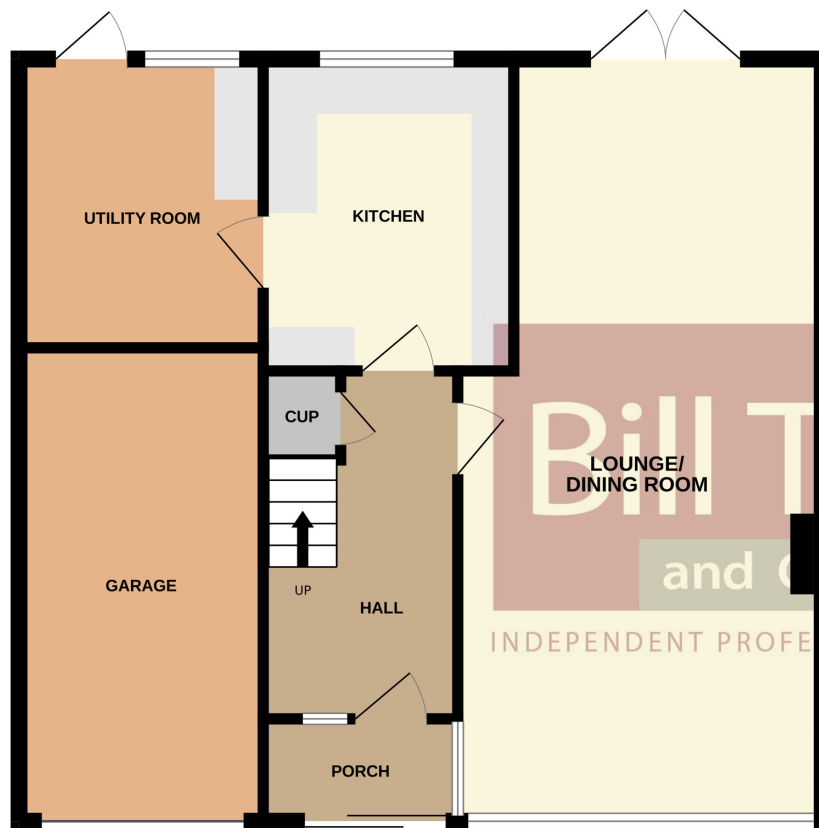
## VIEWING

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)

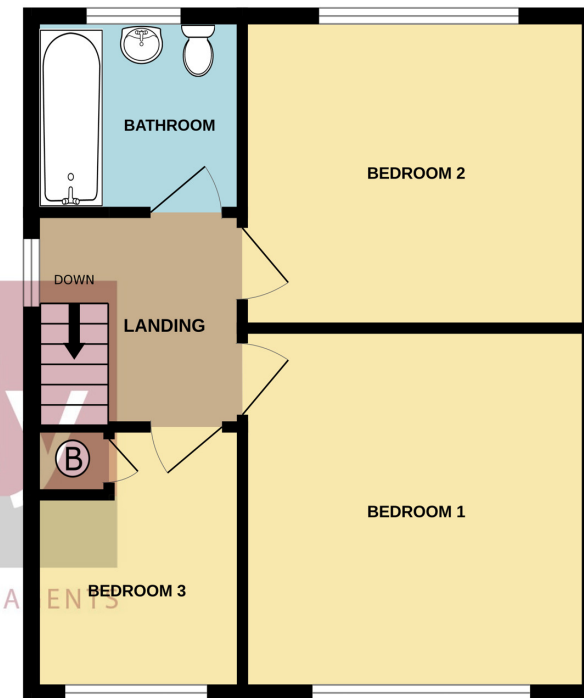
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR



1ST FLOOR



5 SMARTS AVENUE, SHENSTONE WOOD END, WS14 0PB

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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