



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

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000 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. One of the particular features of the property is its generous sized rear garden which has been improved by the present owners offering feature views set beyond and we strongly recommend for the property to be viewed to be fully appreciated. The accommodation comprises reception hall, lounge/dining room to rear, modern breakfast kitchen, side porch with access to a store and laundry, three first floor bedrooms and modern fitted bathroom. Parking is found to the front and there are front and rear gardens, and as previously mentioned a feature rear view. 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 Birmingham. The M6 toll provides superb links to the A38 and A5 trunk roads. The nearby railway station of Blake Street is just a 10 minute walk and provide links from Four Oaks to both Birmingham New Street and Lichfield City.



RECEPTION HALL

approached via a UPVC double glazed front door and having double glazed window to front, stairs to first floor with useful under stairs storage recess, laminate floor, meter cupboard and doors to:

LOUNGE/DINING ROOM

6.61m x 3.41m (21' 8" x 11' 2") having three double glazed windows to rear, radiator, laminate floor and the feature and focal point of the room is its fireplace with a marble hearth and inset, decorative surround with mantel above and gas fire.



BREAKFAST KITCHEN

4.01m x 2.83m (13' 2" x 9' 3") having double glazed windows to front, tile look laminate floor, modern base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted glazed cabinets, inset ceramic Belfast sink, integrated dishwasher and fridge/freezer, space for range style cooker and radiator.

SIDE PORCH

having obscure double glazed door to side, tiled floor, door to laundry cupboard with space ideal for washing machine with shelving and window to side and further store ideal for white goods or fridge/freezer.

FIRST FLOOR LANDING

having useful loft access and doors open to:

BEDROOM ONE

3.42m x 3.19m (11' 3" x 10' 6") having double glazed window to rear with views and radiator.

BEDROOM TWO

3.41m x 3.31m (11' 2" x 10' 10") having double glazed window to rear with views, radiator, exposed cast-iron fireplace and wooden floor.

BEDROOM THREE

3.07m x 2.10m plus wardrobe (10' 1" x 6' 11" plus wardrobe) having double glazed windows to front and side, radiator and useful built-in wardrobe with double doors.

UPDATED BATHROOM

2.41m x 1.84m (7' 11" x 6' 0") having two obscure double glazed windows to front, towel rail, modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with double shower appliance over and tiled floor.

OUTSIDE

Set to the front of the property is a driveway providing access to a useful side gate and the front entrance door. There is a deep foregarden with well established hedging and shrubs for screening. To the rear of the property is a substantially improved garden having store, patio area, shaped lawn and to the rear of the garden is a recently added composite decking area providing stunning views of fields beyond.

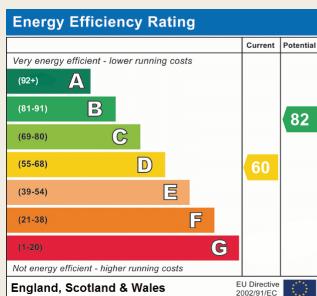
COUNCIL TAX

Band C.



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/>



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.

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.

GROUND FLOOR



1ST FLOOR



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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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