



237 Birmingham Road, Shenstone Wood End, Lichfield,  
Staffordshire, WS14 0PD

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**237 Birmingham Road, Shenstone  
Wood End, Lichfield, Staffordshire,  
WS14 0PD**

## **£300,000 Offers over**

Bill Tandy and Company are delighted in offering for sale this deceptively spacious end terraced traditional cottage, superbly located within the hamlet of Shenstone Wood End and within close proximity of both Lichfield and Sutton Coldfield. Shenstone Wood End is ideal for commuters with access to both the cathedral city centre of Lichfield with rail stations providing access to London Euston, and Sutton Coldfield and Four Oaks stations with links to Birmingham New Street., and there is road access to the A5, A38 and M6 toll. This charming cottage located on the end of a row of traditional homes provides deceptively spacious accommodation which comprises side entrance hall, lounge, dining room, kitchen, rear porch, ground floor W.C., two first floor double bedrooms and re-fitted bathroom and there is a staircase rising to a useful loft storage room. The property has a parking area to the front, shared side driveway leading to the garaged and feature rear gardens with views of the adjacent fields.



### **SIDE ENTRANCE HALL**

approached via a UPVC double glazed entrance door and having stairs to first floor accommodation and doors lead off to:

### **LOUNGE**

5.42m x 3.52m (17' 9" x 11' 7") having spotlighting, double glazed window to front, radiator and a feature fireplace with a tiled hearth and inset gas fire.

### **DINING ROOM**

3.44m x 2.71m (11' 3" x 8' 11") having double glazed window to side, radiator, LVT floor, useful under stairs storage and archway leads off to:

### **KITCHEN**

3.25m x 2.40m (10' 8" x 7' 10") having double glazed window to side, window to rear, LVT floor, base and wall mounted storage cupboards, round edge work tops, storage drawers, inset stainless steel sink with drainer, spaces ideal for washing machine and cooker and a stable door opens to:

### **REAR PORCH**

having double glazed windows and door to rear and further door opens to:

### **GROUND FLOOR W.C.**

having a low flush W.C.

### **FIRST FLOOR LANDING**

having radiator, staircase to loft room and doors lead off to:

### **BEDROOM ONE**

3.66m max x 3.13m (12' 0" max x 10' 3") having double glazed window with stunning view of fields to front, radiator, range of fitted wardrobes, storage drawers and ceiling spotlighting.



### **BEDROOM TWO**

3.48m x 2.78m (11' 5" x 9' 1") having double glazed window to side and radiator.

### **RE-FITTED BATHROOM**

3.20m x 1.80m (10' 6" x 5' 11") having an obscure double glazed window to side, chrome towel rail and suite comprising vanity unit with inset wash hand basin, low flush W.C., bath and shower enclosure with bi-fold door and twin headed shower appliance over and ceiling spotlighting.

### **SECOND FLOOR LOFT ROOM**

3.57m x 3.41m into reduced ceiling height (11' 9" x 11' 2" into reduced ceiling height) approached via a staircase from the first floor landing and has double glazed window to side and radiator, and is ideal for storage.

### **OUTSIDE**

Set to the front of the property is a small parking area and a side shared access leads to the rear and to the garage. To the rear is a superb sized rear garden having shaped lawned areas, flower bed borders, vegetable patch and lovely views overlooking adjacent fields.



## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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](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

LOFT ROOM



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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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