



15 Foden Close, Shenstone, Lichfield, Staffordshire, WS14
0LE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£575,000 Offers Over

Bill Tandy and company Lichfield are delighted to offer for sale this corner position detached family home, located on the highly sought after Millbrook estate, and within the cul-de-sac position of Foden Close. This well presented family home enjoys a lovely setting in the highly sought after village of Shenstone with highly sought after school catchment. With superb range of village facilities and superb commuter links with its own rail station with access to Birmingham and Lichfield whilst the village has an enviable reputation lying equi-distant between Lichfield and Mere Green, Sutton Coldfield. The property comprises a porch, impressive reception hall, lounge with bay window, guest w.c, dining room, modern kitchen and utility room and conservatory. To the first floor are four bedrooms, updated modern bathroom and En-suite shower room. Externally parking to front, tandem garage and gardens. Opportunities to purchase in the village are particularly rare at present and an early viewing of this four bedroom home is strongly encouraged.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

ON THE GROUND FLOOR

PORCH

double glazed front entrance door, tiled floor and internal door flanked by window to both sides opens to

RECEPTION HALL

This impressive size reception hall enjoys stairs to first floor gallery landing complimented with a useful understairs storage recess, radiator, wooden style LVT flooring and doors open to

GUEST W.C.

with a double glazed side window, radiator, suite comprises a wash hand basin with mosaic style tiled surround and a low flush w.c.

LOUNGE

3.72m x 5.31m into bay (12' 2" x 17' 5" into bay) Complimented with a walk in square bay window with double glazed insets to front, 2 radiators, laminate floor. The feature and focal point of the rooms is its fireplace with marble tiled hearth and inset, wooden surround and inset gas fire.

DINING ROOM

2.88m x 2.86m (9' 5" x 9' 5") with wooden style LVT flooring, feature and focal point of the room is its recessed modern gas fire. Openings into the kitchen and conservatory.

MODERN KITCHEN

2.32m x 4.39m (7' 7" x 14' 5") This superbly updated kitchen enjoys openings from the dining room and conservatory, double glazed rear picture window, radiator, LVT flooring. The kitchen enjoys a range of high gloss base and wall mounted cupboards with round edge work tops, tiled splash back surround, inset sink unit, glass display cabinet, integrated fridge and dishwasher, space for a range style cooker. Door opens to



UTILITY ROOM

Double glazed window and door to rear, useful courtesy door to tandem garage, heated towel rail. A range of fitted high gloss units to match the kitchen units, these comprise base and wall mounted cupboards with work tops, tiling splash back surround, inset sink and concealed space for Worcester boiler installed 2016 with Hive.

CONSERVATORY

2.87m x 3.34m (9' 5" x 10' 11") A range of double glazed windows providing feature views of the rear garden, french doors to side, LVT flooring and radiator.

ON THE FIRST FLOOR

Stairs from the reception hall, ascend to the Gallery Landing with a side window, door to airing cupboard, loft access with access via a pull down metal ladder, partly boarded and a fluorescent light. Doors from the landing open to

UPDATED FAMILY BATHROOM

1.81m x 2.05m (5' 11" x 6' 9") With a double glazed side window, chrome heated towel rail, updated suite comprises a vanity unit for storage with sink above, low flush w.c., shower bath with screen enjoys a triton shower over, full ceiling hight tiled splashbacks surround.



BEDROOM 1

2.73m x 3.47m (8' 11" x 11' 5") double glazed front window, radiator, superb fitted wardrobes and further matching doors provide access into the En-suite.

MODERN EN-SUITE SHOWER ROOM

2.69m max x 1.7m (8' 10" max x 5' 7") Superbly updated with a double glazed side window, grey towel rail, grey modern base and wall mounted storage, vanity unit with sink above, low flush w.c., shower enclosure with twin headed shower above, full ceiling height tiled splashback surround.

BEDROOM 2

2.65m x 3.1m (8' 8" x 10' 2") Double glazed rear window, radiator.

BEDROOM 3

2.77m x 2.2m (9' 1" x 7' 3") Versatile bedroom currently used as a dressing room and comprises Double glazed rear window, radiator.

BEDROOM 4

2.67m x 2.2m (8' 9" x 7' 3") Double glazed front window, radiator and useful wardrobe.



OUTSIDE

The property is superbly located on this highly sought after cul-de-sac position and enjoying a commanding corner position. The outside comprises.

PARKING

block paved driveway to front which leads to the front entrance door, tandem garage and side gate.

TANDEM GARAGE

2.5m x 10.02m (8' 2" x 32' 10") Up and over door to front, light and power supply, loft access, space for white goods (washing machine and tumble dryer) and internal courtesy door to utility room.

REAR GARDEN

With a generous size paved patio area, shaped lawn beyond, hedging, wall and fence surround, useful side gate, space for shed.

COUNCIL TAX BAND E

FURTHER INFORMATION/SUPPLIERS

Drainage - Mains drainage - South Staffs Water. Electric and Gas supplier - British gas T.V and Broadband - BT. 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		79
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

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.

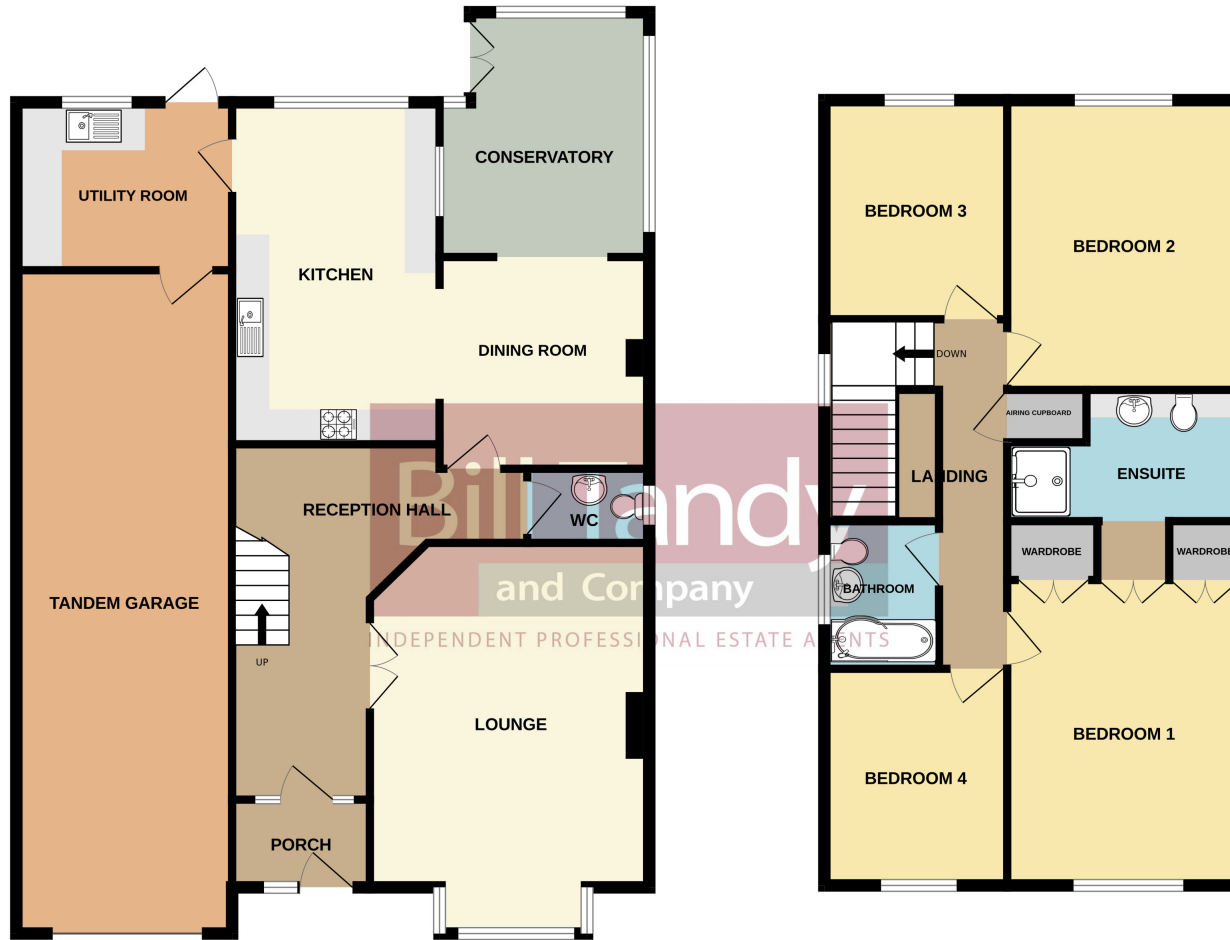
VIEWING

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



15 FODEN CLOSE, SHENSTONE, WS14 0LE

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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