



166 Birmingham Road, Shenstone Wood End  
Lichfield, WS14 0NX

Offers in the Region Of £250,000



## Shenstone Wood End

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*Located in a popular location, this deceptive semi detached residence enjoys a thoughtfully arranged accommodation which is well maintained throughout and benefits from the addition of a garden room to the side with access to an enclosed garden.*

*An enclosed porch provides access to a spacious cosy lounge with feature fireplace. A separate dining room with open access to a well fitted kitchen and breakfast area. On the first floor are three light and airy good sized bedrooms.*

*Furthermore, a modern family bathroom complimented by coordinated tiling. Outside, the gardens have been designed for ease of maintenance with a patio area.*

*Good local shops are nearby at Clarence Road with comprehensive shops and highly regarded restaurants only a few minutes drive away at the popular Mere Green shopping centre. Regular public transport services including Blake Street station provide ease of access to Birmingham and Lichfield.*





## Property Specification

TRADITIONAL SEMI DETACHED PROPERTY  
THREE GENEROUS BEDROOMS  
TWO SPACIOUS RECEPTION ROOMS  
WELL FITTED KITCHEN  
NEWLY REFURBISHED

### Entrance Porch

Lounge 12' 9" x 15' 0" (3.88m x 4.57m)

Dining Room 10' 6" x 11' 6" (3.20m x 3.50m)

Kitchen 8' 6" x 8' 9" (2.59m x 2.66m)

Utility 5' 6" x 3' 9" (1.68m x 1.14m)

Garden Room 12' 6" x 5' 3" (3.81m x 1.60m)

### Landing

Bedroom One 14' 9" x 8' 2" (4.49m x 2.49m)

Bedroom Two 10' 9" x 9' 0" (3.27m x 2.74m)

Bedroom Three 6' 7" x 8' 9" (2.01m x 2.66m)

### Family Bathroom

### Agent's Note:

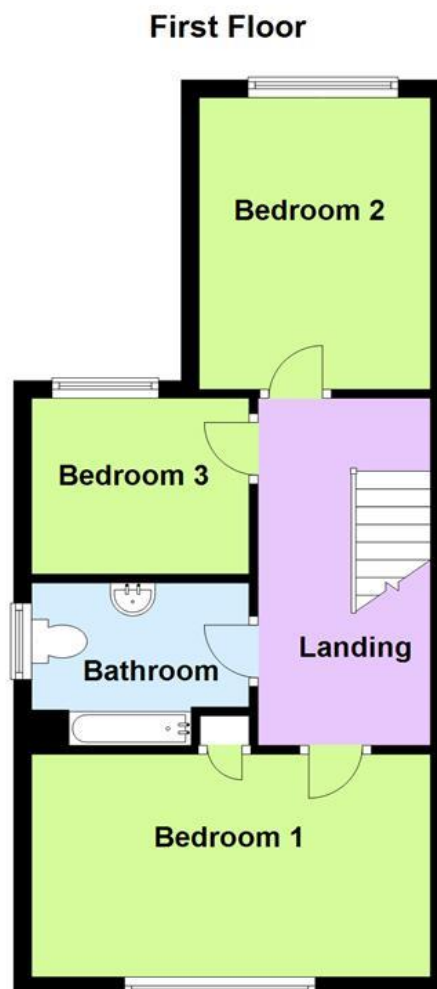
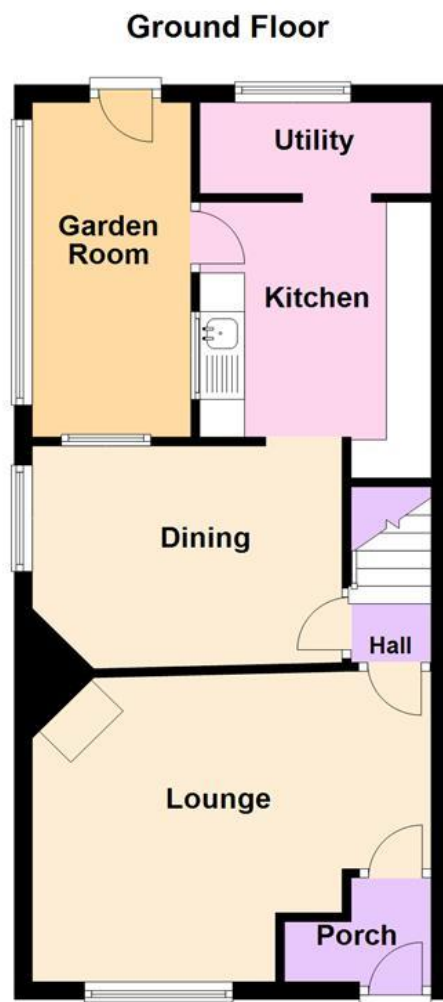
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 4.12.20

### Viewer's Note:

Services connected: Gas, Electric, Water/Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

