



Webbs

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Birmingham Road | Lichfield | WS14 0JS

£500,000

 **Webbs**
estate agents

Summary

**** EXTENDED AND IMPROVED FOUR DOUBLE BEDROOM SEMI DETACHED HOME ** VERY SOUGHT AFTER LOCATION ** WELL PRESENTED FAMILY HOME ** BACKING ONTO FIELDS ** THROUGH HALLWAY ** LOUNGE ** DINING ROOM ** CONSERVATORY ** KITCHEN ** FAMILY BATHROOM ** AMPLE DRIVEWAY PARKING ** GARAGE ** ENCLOSED REAR GARDEN ** EARLY VIEWING ESSENTIAL ****

Webbs Estate Agents are delighted to offer for sale this four double bedroom semi detached home in Shenstone that is close to schools and amenities it offers spacious and versatile living, making it an ideal choice for family living. With a generous driveway to the front and a rear garden backing onto open fields. The ground floor begins with an entrance porch, through hallway leading to two well-proportioned reception rooms, a conservatory and a kitchen giving access out to the rear garden and garage. On the first floor, there are three bedrooms and a family bathroom. The fourth double bedroom is located off the first floor landing in the loft space. To the rear there is an enclosed rear garden backing onto fields and to the front ample driveway parking and a garage. Early viewing is highly recommended to fully appreciate all it has to offer!

Key Features

- SOUGHT AFTER LOCATION OF SHENSTONE
- 4 DOUBLE BEDROOMS
- LIVING ROOM
- KITCHEN
- OPEN VIEWS TO REAR
- LARGE SEMI DETACHED FAMILY HOME
- THROUGH HALLWAY
- DINING ROOM, CONSERVATORY
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

LIVING ROOM

10'10" x 14'7" (3.32 x 4.45)

DINING ROOM

10'11" x 11'3" (3.33 x 3.44)

CONSERVATORY

8'6" x 11'8" (2.61 x 3.57)

KITCHEN

7'6" x 9'10" (2.29 x 3.02)

FIRST FLOOR LANDING

BEDROOM ONE

10'11" x 14'11" (3.33 x 4.57)

BEDROOM TWO

10'7" x 10'11" (3.25 x 3.34)

BEDROOM THREE

13'3" x 9'9" (4.05 x 2.99)

BEDROOM FOUR (2nd Floor)

18'0" x 11'7" (5.49 x 3.54)

FAMILY BATHROOM

7'5" x 6'11" (2.28 x 2.11)

SEPARATE WC

OUTSIDE

Identification Checks







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
80-105	B	80-105	B
65-80	C	65-80	C
50-65	D	50-65	D
35-50	E	35-50	E
20-35	F	20-35	F
1-20	G	1-20	G

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