

# Eastridge Croft

Shenstone, Lichfield, WS14 0LN

John  
German





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£750,000

This outstanding property simply has to be viewed in order to appreciate its deceptively spacious accommodation courtesy of its superb contemporary rear extension plus its beautiful rear garden.



Accommodation - Step inside the reception hall which provides a most welcome introduction to this lovely property having stairs to the first floor landing. Leading off is a shower room with shower having both conventional and waterfall heads, circular wash basin on a stand with cupboard below, WC and exquisite tiling.

The splendid L-shaped living and dining kitchen is fitted with an extensive range of very attractive high and low level units complemented by granite work surfaces incorporating a recessed twin bowl ceramic sink. A recess houses a Range style oven, a further recess has an American style fridge freezer plus an integrated dishwasher and microwave. A centre island unit has additional base cupboards beneath and a wooden worktop that incorporates a dining bar. There is downlighting and French style double doors plus bi-fold doors from the dining area all opening out to the rear deck.

A separate utility has further units, a stainless steel sink and drainer plus space and provision for a washing machine.

The elegant drawing room has an excellent stone fireplace with granite inset, hearth and a coal effect electric fire. There is a full height window and double French style doors opening to the deck and garden.

Completing the ground floor is a very pleasant second sitting room/fifth bedroom and spacious double bedroom three.

On the first floor the principal bedroom has an extensive range of built in wardrobes plus a dressing room with further professionally built in wardrobes. A door gives access into the bathroom having a freestanding roll top bath with chrome tap and shower, rectangular wash basin with integrated drawer, WC and separate double walk-in shower.

The second bedroom also has the benefit of its own en suite comprising shower, wash basin, WC and superb wall tiling.

Bedroom four is another spacious room that is currently used as an office and interconnects with bedroom two.

The property stands well back from the road in a pleasant cul de sac position beyond a spacious drive which extends to the side giving access to the garage. Steps lead up to an attractive foregarden with established beds.

To the rear is a spacious deck with retaining wall and steps up to a superb artificial lawn that has spacious sun terraces either side. Beyond the garden lies the village church and church yard.

The property is located in Shenstone village that is situated between Sutton Coldfield and Cathedral city of Lichfield. It is a particularly sought after village with local shops, several welcoming country pubs and a railway station that is within a few minutes' walk and provides services to Lichfield, Birmingham city centre and other suburban hols. The M6 Toll road is closeby and gives access into the national motorway network.

Notes: There are various planning applications for extensions and improvements to surrounding properties. We are Joint agents with Steve Morris & Son.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03072023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F







Ground Floor

Approximate total area<sup>(1)</sup>

1913.45 ft<sup>2</sup>

177.77 m<sup>2</sup>

Reduced headroom

40.64 ft<sup>2</sup>

3.78 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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