Eastridge Croft

Shenstone, Lichfield, WS14 OLN









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 holts. 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

Our Ref: JGA/03072023

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















Ground Floor





Approximate total area(1)

1913.45 ft² 177.77 m²

Reduced headroom

40.64 ft² 3.78 m²

(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

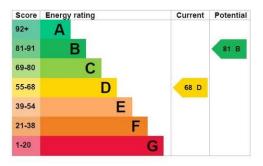
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Referral Fees

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.

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