

# Mill Court

Shenstone, Lichfield, WS14 0DE

John German





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Offers in excess of £650,000

A truly delightful grade II listed barn conversion which forms part of this lovely established mews.

The property is within walking distance to Shenstone village centre which has a variety of amenities and several welcoming country dining pubs, shops, doctors surgery etc. Shenstone is one of the most sought after villages in the area, excellent for commuting with easy access and a two minutes drive from the M6 toll road which provides direct access into the national motorway network. It also has the considerable benefit of a railway station which operates on the cross city line and gives excellent access to Sutton Coldfield, Birmingham, cathedral city of Lichfield and other suburban hols. Lichfield is also only a short drive away where there are a wider range of amenities, with the benefit of Trent Valley railway station where there are regular services to London Euston, some of which only take approximately 1 hour 20 minutes.

Ground floor accommodation comprises reception hall with useful cupboard and cloakroom off having WC and wash basin set into an integrated unit with cupboard. The delightful lounge has a feature brick fireplace and full height front facing window, in addition to French style doors opening to the lovely terrace and garden. There is a study, which again enjoys views of the garden and farmland. The separate formal dining room has a front facing window and French style doors opening to the terrace and garden.

The well appointed breakfast kitchen has a comprehensive range of high and low level units with contrasting Corian work surfaces which rise to the window sills and an inset sink and drainer. Integrated appliances comprise gas hob with concealed extractor fan within canopy above, double oven, microwave, fridge and freezer. There is also a quarry tiled hearth. Off the kitchen leads a utility room with a further range of units, stainless steel sink and drainer and space and provision for domestic appliances.

The first floor landing has an airing cupboard and leads to the bathroom and four bedrooms of charm and character, having vaulted ceilings incorporating beams. The principal bedroom has the benefit of an ensuite comprising contrasting tiling, shower, WC and wash hand basin set into an integrated unit and vertical towel radiator. The second bedroom has built in wardrobes. The superbly appointed family bathroom has a white suite with contrasting wall and floor tiling comprising P shape bath with shower and screen above and WC and wash hand basin set into an integrated unit with cupboards.

Outside, there is a communal courtyard to the front where Snaffles has a carport parking space with good size loft storage, in addition to parking spaces to the front and side of the property. Gates to the side lead to three further parking spaces and also gives access to the beautiful rear garden which has a lovely sun terrace, mainly mature lawn garden beyond and various well stocked and established beds and borders. There is a garden shed and the garden backs onto fields.

#### Agents notes:

The property does adjoin a neighbouring property.

The property is Grade II listed.

There is a private shared drive and the current service charge is approximately £200 per annum.

The property is offered for sale subject to the Grant of Probate.

The property is featured on three separate titles with Land Registry and does contain various rights etc. and copies of which are all available from our office for inspection.

There is a private pump drainage system pumped into the main pumping station.

The photos were taken in September 2023.

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

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

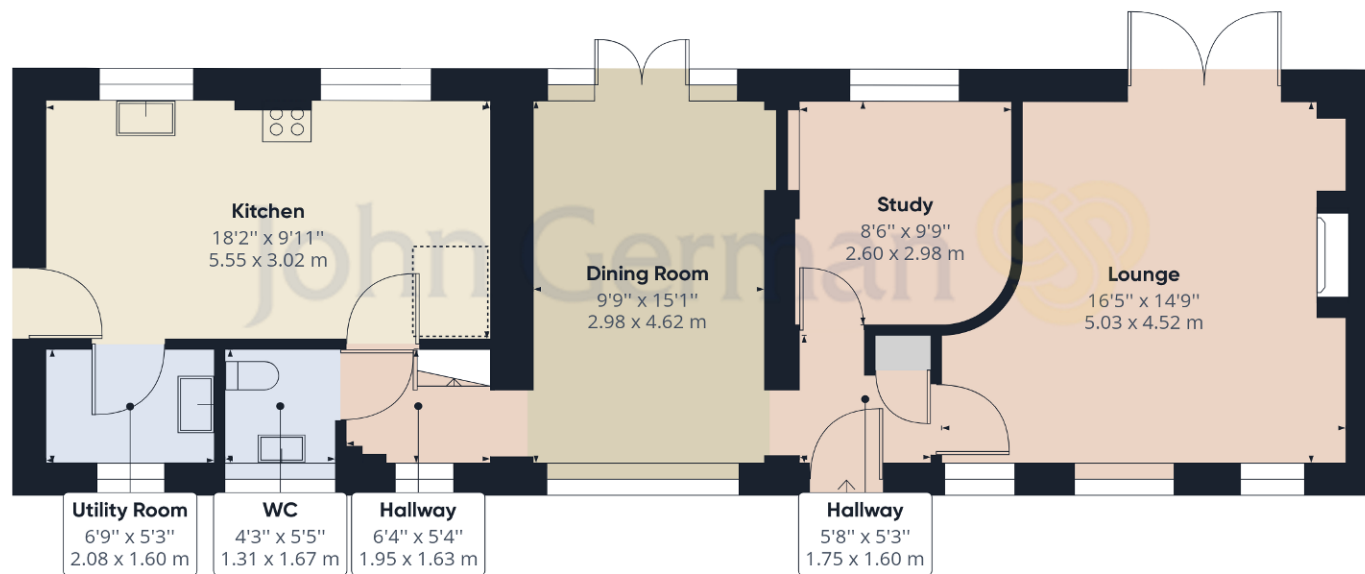
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

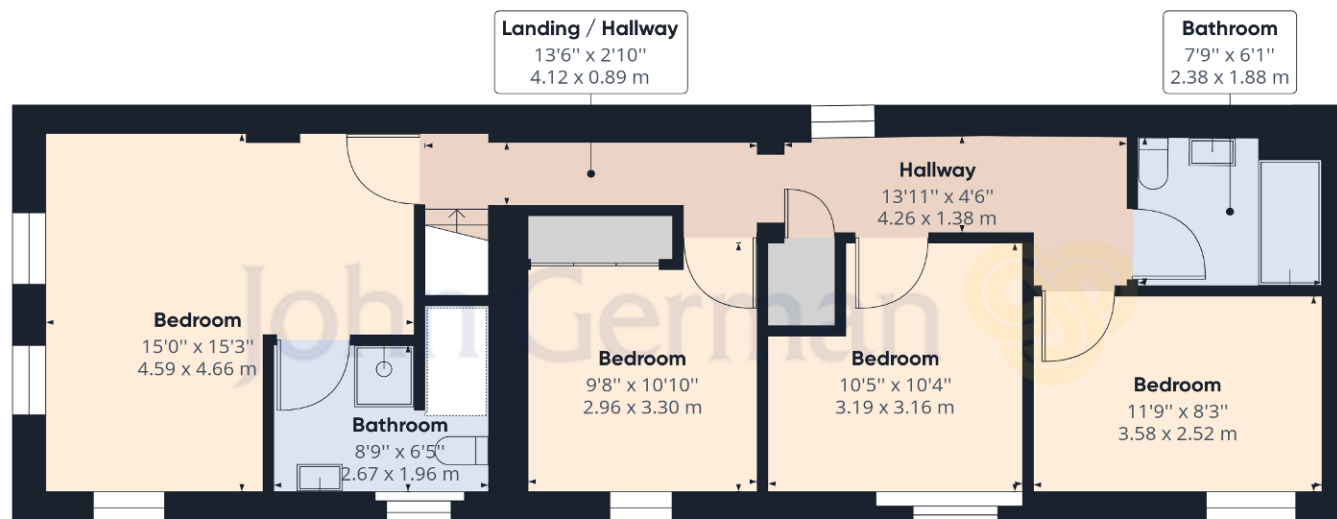
**Local Authority/Tax Band:** Lichfield District Council / Tax Band G **Our Ref:** JGA/04092023/24012024







Ground Floor



Floor 1

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

1495.77 ft<sup>2</sup>

138.96 m<sup>2</sup>

Reduced headroom

11.95 ft<sup>2</sup>

1.11 m<sup>2</sup>

(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.

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