

# St. Johns Hill

Shenstone, Lichfield, WS14 0JD

John   
German









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£525,000

A luxury two bedroom apartment situated off the prestigious St. Johns Hill in the ever popular village of Shenstone.





John German are delighted to offer this luxury two bedroom first floor apartment offering over 1200 square feet of accommodation and forming part of the 'The Farthings' which is ideally positioned, set well back behind a screened frontage off St. Johns Hill, which is a private and exclusive development of luxury apartments within the desirable village of Shenstone.

The thriving village of Shenstone is conveniently situated between the cathedral city of Lichfield and Sutton Coldfield. There is a range of pubs and restaurants, shops, excellent butchers in addition to a railway station situated on the cross-city line serving Lichfield, Sutton Coldfield, Birmingham and beyond. The M6 toll is a short drive away and provides direct access onto the national motorway network. There is an intercity railway station at Trent Valley which provides direct access to London Euston taking approximately 1 hour 20 minutes.

This luxury two bedroom apartment is a fantastic option for a wide range of buyers from professionals looking to take advantage of the nearby rail and road links with easy access into Birmingham New Street and the M6 toll road, or even downsizers looking for a secure lock up and leave property in a private village location with lift access, a double garage, allocated parking and a generously sized apartment offering over 1200 square feet of internal space.

Internally the property has secure intercom entry leading into the entrance hallway, with carpeted flooring and a lift providing access to the first floor where you will find the entrance door leading into the spacious apartment with a welcoming hall with two useful storage cupboards and doors leading off into the guest cloakroom, lounge/diner and two bedrooms.

There are two generously sized double bedrooms both benefit from having fitted wardrobes offering great storage space and their own en-suite shower rooms.

The impressive open plan lounge/diner has carpeted flooring, bay window to the side aspect, Velux skylight and window to the rear aspect, skylight to the front aspect, three ceiling light points, feature fireplace and ample space for a dining table and chairs, small study area, and a seating arrangement.

From the lounge/diner a door leads into the breakfast kitchen fitted with an extensive range of matching wall and base units, tiled splashbacks, skylights to the side and rear aspects, spotlights to the ceiling and a superb breakfast bar area.

Outside there are beautifully kept communal grounds, a double garage and a separate allocated parking space.

**Tenure:** Commonhold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). All owners of these apartments own a share of the Freehold.

**Ground Rent:** £0. **Service Charge:** TBC

**Property construction:** Standard. **Parking:** Double garage & parking space.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

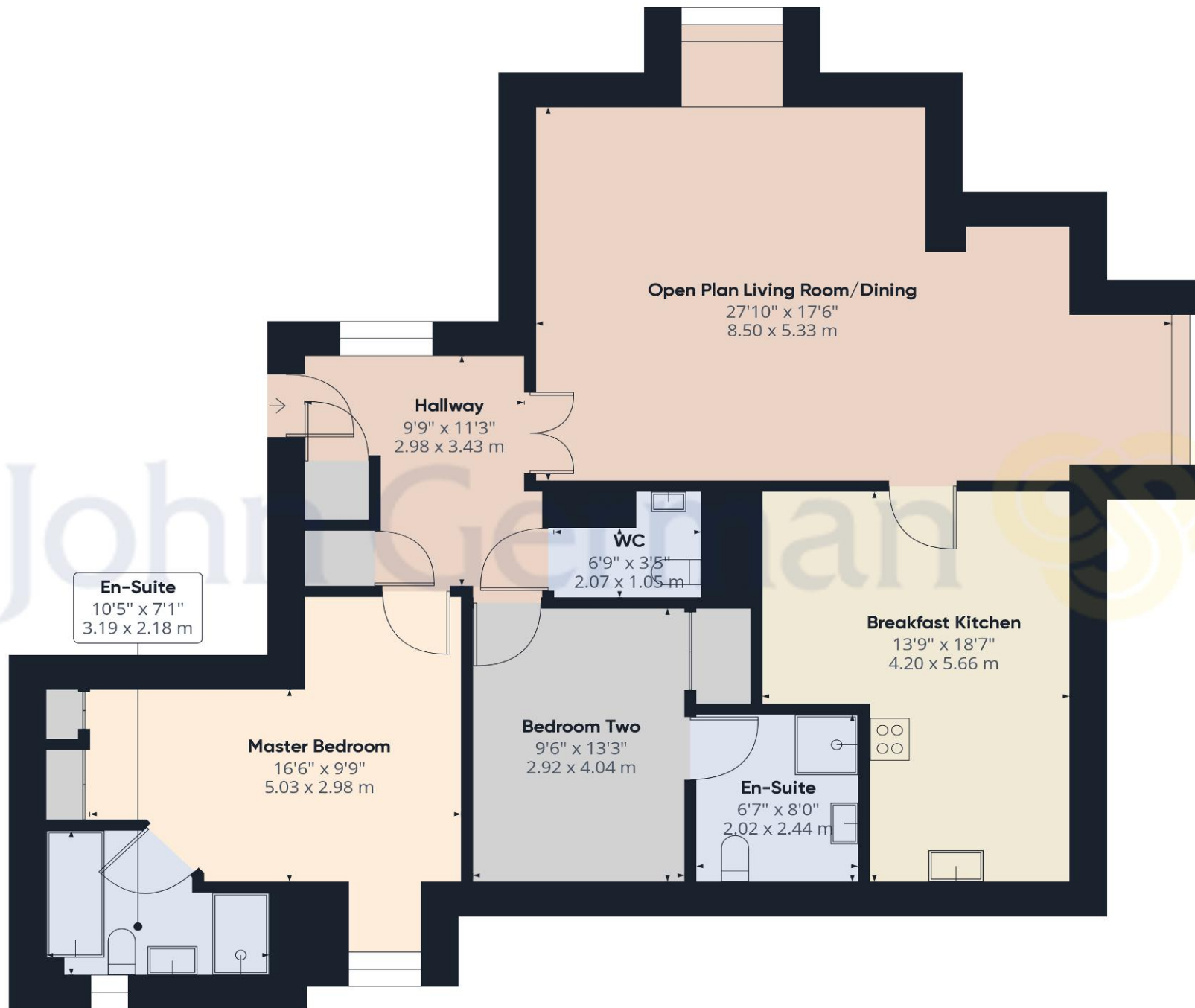
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29042024









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

1249.18 ft<sup>2</sup>

116.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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