

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Please feel free to relay this to your Solicitor or Licensee Conveyor.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please note that the EPC must be presented within 21 days of initial marketing of the property.
Please note that on occasions the EPC may not be available due to reasons beyond our control, the Regulators state that the EPC must be presented within 21 days of initial marketing of the property.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing



Four Oaks | 0121 323 3323

 **green**
& company



- Highly Sought After Semi Rural Location
- Vastly Extended 5 Bedroom Family Home
- 3 Formal Reception Rooms
- Kitchen & Breakfast/Family/Dining Room



Birmingham Road, Shenstone Wood End,
Lichfield, WS14 0PA

Offers In Region Of
£795,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after semi rural location but being in close proximity to local schools, excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield and Lichfield town centres. This vast extended family home offers spacious and versatile living accommodation and must be viewed internally to appreciate the wealth of accommodation on offer. Approached via a large driveway to the front with a detached double garage and two car ports the home is entered via an enclosed porch with access to a large hallway, a spacious lounge with conservatory off, a large kitchen/dining/family room, utility room, home office/snug, a ground floor bedroom with fitted furniture and en suite shower room, on the first floor there are four great sized bedrooms the master has an en suite, a further family bathroom and to complete the home there is a great sized private garden with countryside beyond.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH Entered via double doors to the front, tiled flooring and a door in to the hallway.

HALLWAY 15' 11" x 6' 9"min 15' 9"max (4.85m x 2.06m min 4.8m max) An impressive hallway with a staircase leading to the first floor, useful cloak cupboard, laminate flooring, radiator, coving and double doors leading to:

FORMAL LOUNGE 17' 2" x 15' 9" (5.23m x 4.8m) A great sized formal lounge with coving, radiator and bi-folding doors in to the Conservatory.

CONSERVATORY 12' 6" x 12' 10" (3.81m x 3.91m) Offering a multitude of uses with patio doors to the rear garden, three Velux windows over head allowing natural light and further patio doors in to the kitchen diner.

KITCHEN DINER 27' 3" x 10' 10" (8.31m x 3.3m) To include a stylish and comprehensive range of matching high gloss wall and base mounted units with under cupboard lighting, tiled splash backs and complementing work surfaces over, integrated oven, microwave oven, gas hob with extractor over, integrated dish washer, sink and drainer unit, side facing window, tiled flooring throughout opening in to the dining area with patio doors to the rear garden and conservatory.

UTILITY ROOM 8' x 7' 2" (2.44m x 2.18m) To include a further matching range of wall and base mounted units with complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, radiator, side door, fully tiled walls and flooring.

HOME OFFICE 15' 6" to bay 11' 7" (4.72m x 3.53m) A versatile reception room and currently a home office with a deep walk in bay to the front, a range of full length fitted office furniture, radiator and coving.

GROUND FLOOR BEDROOM 14' 5" x 8' 9" (4.39m x 2.67m) A further multifunctional room with windows to front and side, a range of fitted furniture, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM To include a stylish white suite with a fully enclosed walk in shower cubicle, wash hand basin with vanity storage beneath, low level WC, side facing window, a further door in to the hallway for guests.

From the hallway a staircase rises to the first floor galleried style landing with doors to:

BEDROOM ONE 14' 9" x 11' 8" (4.5m x 3.56m) A lovely master bedroom with a vast range of fitted wardrobes and storage solutions, a rear facing window, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A stylish white suite with a fully enclosed shower cubicle, his and hers wash hand basins with vanity storage beneath, low level WC, bidet, radiator and a window to the side.

BEDROOM TWO 14' 3" x 11' 7" (4.34m x 3.53m) Having a window to the rear, a range of fitted wardrobes and storage solutions, a rear window and radiator.

BEDROOM THREE 11' 5" x 11' 6" (3.48m x 3.51m) Having a window to the front and radiator.

BEDROOM FOUR 6' 11" x 15' 2" (2.11m x 4.62m) Having a window to the front and radiator.

FAMILY BATHROOM A further luxury suite with a panelled bath with shower screen, dual wash hand basins with vanity storage beneath, a separate shower cubicle, side facing window and radiator.

GARAGE 18' 3" x 17' 4" (5.56m x 5.28m) Electric up and over door to the front, buyers should check the suitability for their own vehicle. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely large private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders, fruit trees, two sheds and views over the countryside beyond, being ideal for the family buyer.

Council Tax Band F Lichfield District Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for O2 limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYER'S COMPLIANCE AND ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors' solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

