

# Birmingham Road

Shenstone Wood End, Lichfield, WS14 0PA

John German





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Offers in the region of £795,000

**Ideally situated between the highly sought after village of Shenstone and the royal town of Sutton Coldfield is this largely extended detached family home offering spacious and versatile accommodation over two floors.**



John German are delighted to offer to the market this largely extended detached family home occupying a generously sized plot. Located in the high sought after semi-rural location of Shenstone Wood End that is ideally situated between the popular village of Shenstone and nearby Royal Town of Sutton Coldfield. The property would appeal to a wide range of buyers given its generous reception rooms, versatile ground floor bedroom, large driveway, detached double garage and much more.

An enclosed entrance porch has tiled floor and uPVC double doors with glazed slide panels opening into the welcoming hallway. Stairs rise to the first floor with a useful understairs cloaks cupboard.

The home office is a fantastic versatile reception room that has a range of fitted office furniture, great for those looking to work from home.

The formal living room is accessed via double doors off the hallway and has a large fitted television unit with electric fire below. Bi-fold doors open into the conservatory which has three velux skylights allowing natural light to flood the room, French doors opening out to the rear garden and another set of French doors opening into the kitchen/diner.

The kitchen/diner is fitted with an extensive range of matching high gloss wall and base units with under cupboard lighting, worksurfaces over, tiled splashbacks and a range of integrated kitchen appliances. There is tiled flooring flowing through the whole room with patio doors leading out to the rear garden. Leading off the kitchen is a useful utility room.

Last but by no means least, completing the ground floor is the fantastic versatile fifth bedroom with windows to the front and side aspects, a fitted wardrobe and spotlights to the ceiling. It also has the benefit of an en-suite shower room which can also be accessed via the main hallway.

The first floor galleried landing has doors leading off to the four bedrooms and family bathroom. The generously sized master bedroom has a range of fitted wardrobes, a window overlooking the rear garden and its own en-suite shower room.

The second largest bedroom also has a range of fitted wardrobes providing excellent storage space and also overlooks the rear garden. Bedroom three is a further double bedroom and the smaller bedroom four is a fair size single room or could be used as a nursery or study.

The recently modernised family bathroom has a contemporary grey tiled walls, white panelled bath, separate shower cubicle, low level WC, sink with vanity unit below and spotlights to the ceiling.

Outside to the front of the property is a gated large driveway providing off road parking for several vehicles with two carports and a double garage.

To the rear of the property is a lovely L shaped garden with large patio seating area ideal for entertaining, a lawn, two sheds and a variety of plants, trees and shrubs.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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

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

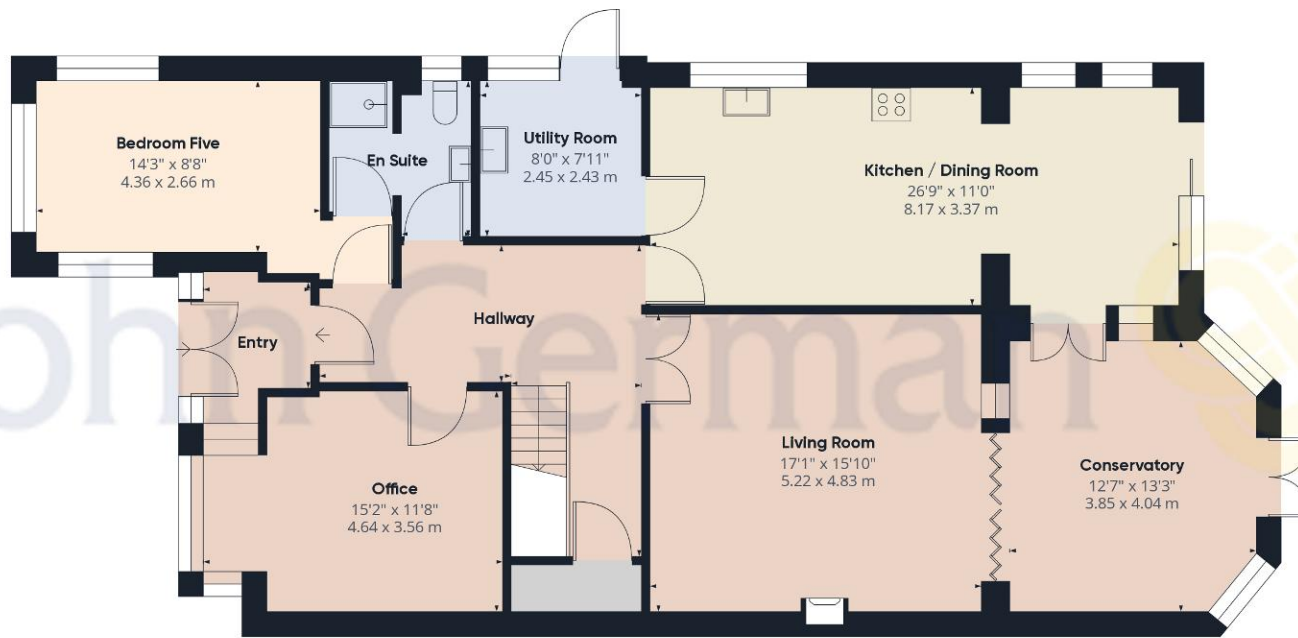
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

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

**Our Ref:** JGA/28052024





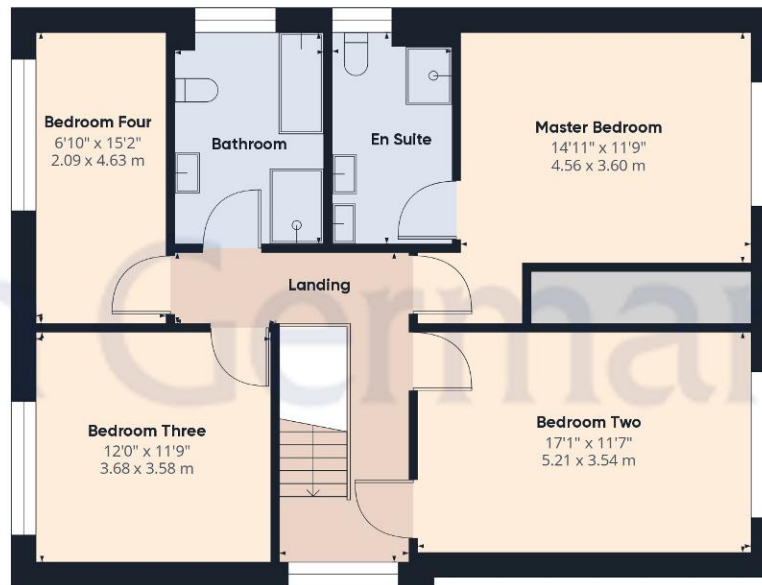


Ground Floor

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

2300.95 ft<sup>2</sup>

213.77 m<sup>2</sup>



Floor 1

(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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#### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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