

Millbrook Drive

Shenstone, Lichfield, WS14 0JL

John German 



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£575,000

An attractive three formerly four bedroom detached family home located in the ever desirable village of Shenstone.



John German are delighted to offer to the market this three formerly four bedroom detached family home situated on Millbrook Drive in the sought after village of Shenstone. Shenstone is ideally situated between the Royal Town of Sutton Coldfield and Cathedral City of Lichfield and boasts a range of amenities, including a choice of village shops, butchers, village train station, hairdressers, a library and superb choice of pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and for secondary education its King Edward VI School in the nearby cathedral city of Lichfield. The nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll Road.

Internally the property comprises of canopy porch with UPVC double glazed entrance door opening into the entrance hallway with grey feature laminate flooring, contemporary glass and timber stair balustrade with carpeted stairs rising to the first floor landing and doors off into the guest cloakroom, living room and kitchen. The guest cloakroom has a low level WC, wash hand basin, tiled splashbacks, tiled flooring and an obscured UPVC double glazed window to the front aspect. The generously sized living room has carpeted flooring, two ceiling light points, contemporary style fireplace, a UPVC double glazed walk-in bay window to the front aspect and a door leading into the dining room. The dining room is a great versatile second reception room which leads on into the conservatory being UPVC double glazed with double doors leading out to the rear garden. The heart of the home is the impressive extended kitchen/diner creating a wonderful open plan entertaining space with a beautiful kitchen fitted with an extensive range of hi-gloss wall and base units with granite worksurfaces over, built in NEFF electric oven with warming draw and microwave oven, induction hob with extractor, and an integrated dishwasher and fridge. There is a useful breakfast bar area, a glazed skylight allowing natural light to enter the room and two French doors opening out to the side and rear aspects. Located just off the kitchen is the useful utility room with space for a freestanding fridge/freezer and space and plumbing for a washing machine.

Upstairs there are three bedrooms, two generous doubles and one smaller single bedroom ideal as a single bedroom or even home/office. The master bedroom is a lovely room with UPVC double glazed window to the rear with views over the surrounding countryside and its own luxury en-suite shower room. Bedroom two is a further double bedroom with fitted wardrobes, carpeted flooring, UPVC double glazed window to the front, and a door leading to the Jack and Jill bathroom. approached via doors from the landing and also from bedroom two and having a panelled bath with mixer tap and shower attachment, separate large shower cubicle, wash hand basin and a low level WC.

Outside to the front of the property is a block paved driveway providing off-road parking for various vehicles and access into the garage with up and over door with lighting and power and housing the gas central heating boiler. A side gated entrance leading to the rear garden. To the rear of the property is a generously sized rear garden with a lovely patio seating area, low maintenance gravelled borders and garden shed.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24102024

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 the relevant field.







Ground Floor

Approximate total area⁽¹⁾

1522.66 ft²

141.46 m²

Reduced headroom

176.53 ft²

1.52 m²

(1) Excluding balconies and terraces

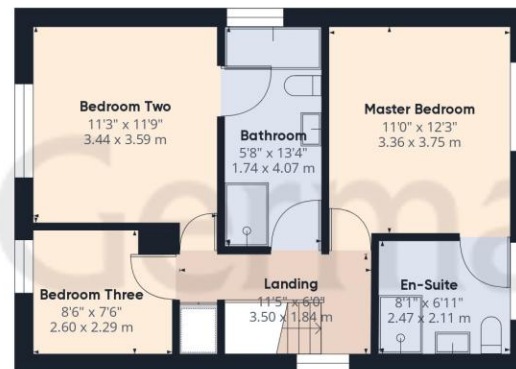
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



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.

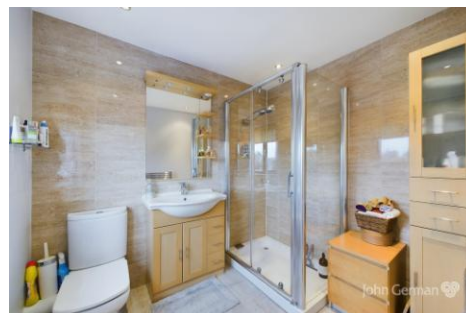
Referral Fees

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.

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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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