

Birmingham Road  
Shenstone, Staffordshire, WS14 0JR



An executive detached family home located in a small private development within the popular village of Shenstone.

Offers Over £650,000

John German 

John German are delighted to offer to the market this truly spacious family house located in a small private development being well placed for Sutton Coldfield, Lichfield, the M6 Toll road and Shenstone rail station (for regular trains to Birmingham). The thriving village of Shenstone is situated between the Cathedral city of Lichfield and Royal town of Sutton Coldfield. It has a range of pubs and restaurants, shops, excellent butchers plus a railway station situated on the cross city line serving Lichfield, Sutton, Birmingham and beyond. The M6 Toll is a short drive away linking to the national motorway network. Lichfield has two railway stations, one of which provides direct access to London Euston in approximately one hour, twenty minutes.

The gas centrally heated accommodation (under floor heating to the ground floor) begins with a spacious hall off which is a stair leading to the first floor landing and there are double doors leading into the lounge. The guest's cloakroom has a tiled floor, w.c, wash basin and cloaks cupboard leading off. The attractive and comfortable lounge has a front aspect bay window, a recessed feature fireplace with living flame gas log effect fire and double doors lead through to the fabulous living kitchen, a really impressive room with a tiled floor, the dining area is adjacent to the lounge, the sitting area has double doors leading out to the rear garden and the fantastic fitted kitchen has a range of base and wall cupboards, granite work surfaces, a matching peninsular unit, recessed sink, Rangemaster double oven range with induction hob and Rangemaster extractor hood. Beyond the kitchen is a utility room with a matching tiled floor, base and wall cupboards, sink, plumbing for a washing machine, space for a tumble dryer, a stable door leading out to the garden and door leading to the garage.

On the first floor is a landing off which is a stair to the second floor. There are three bedrooms to this floor, the front bedroom having a superb range of fitted wardrobes, a matching drawer unit and bedside unit together with an en suite with tiled floor, corner shower, twin wash basins, w.c and chrome heated towel rail.

The two bedrooms on the rear aspect each have a window overlooking the garden, one with a range of fitted wardrobes and one with a built in double

wardrobe. The family bathroom has a tiled floor and tiled walls, chrome heated towel rail, D-shaped bath with shower, w.c and wash basin.

On the second floor is the master bedroom which has a rear aspect window and a spacious en suite with tiled floor, wash basin, w.c and corner shower. Leading from the master bedroom is the study/nursery/fifth bedroom which has a front aspect window.

Outside: The property has a shared private driveway leading from Birmingham Road and a block paved drive leading to the garage (5.41m x 3.0m) which has arched timber double doors, loft access to storage space and a wall mounted Worcester gas central heating boiler.

To the rear of the property is a paved patio, side gated entry, wide lawn, play area and arched boundary fencing.

Agents note: the photos used are from when John German previously marketed the property.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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

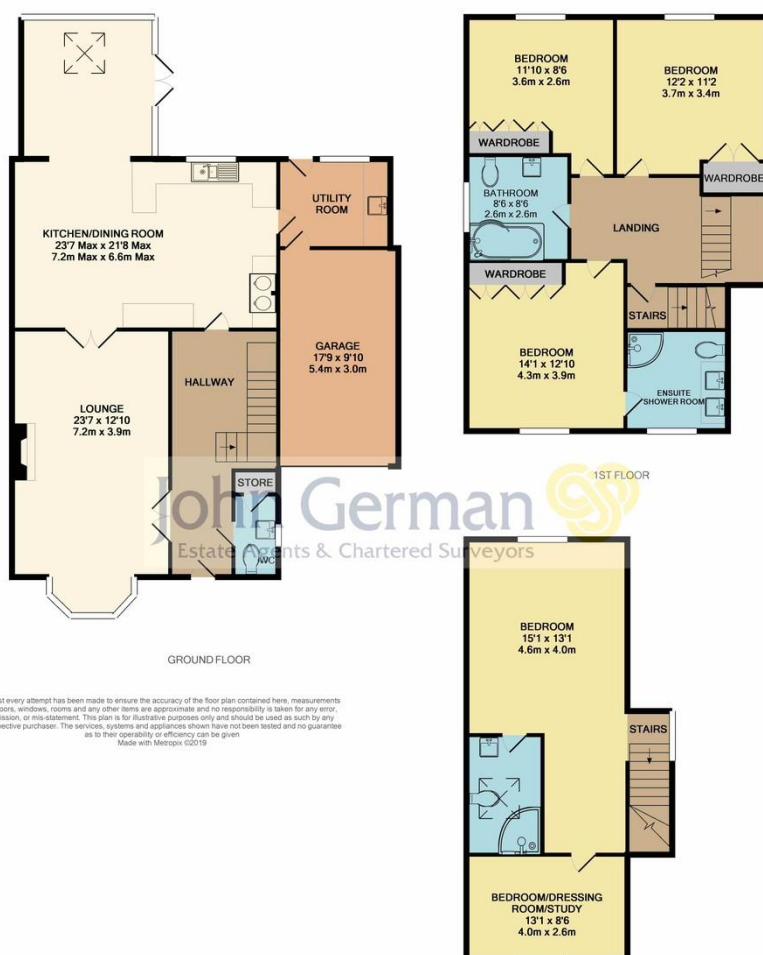
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

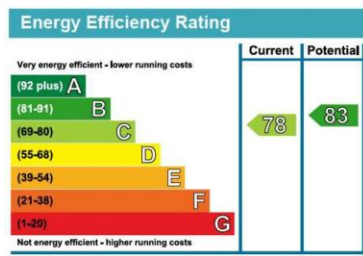
**Our Ref:** JGA19072024

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John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

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