

WYKEN CROFT 1 FOOTHERLEY ROAD  
SHENSTONE  
LICHFIELD  
WS14 0NJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A detached four-bedroom property situated in a highly desirable location on a sizable corner plot, with access from both St. John's Hill and Fotherley Road. Offering ample space for families, this thoughtfully designed home provides both comfort and style.

### Ground Floor:

Entrance hallway  
Family bathroom  
Bedroom 4/Home office  
Open plan kitchen/dining area  
Utility room  
Drawing room

### First Floor:

Landing  
Principal bedroom with ensuite  
Two further bedrooms

### Garden and Grounds:

Tarmac drive with ample parking  
Steps leading up to property  
Double garage  
Artificial grass in rear garden with decked patio area  
Garden room/store

Approximate Gross Internal Floor Area: 1,819 sq. ft (169 sq. m)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

Wyken Croft is located in the centre of the village of Shenstone, enjoying a picturesque setting in a highly desirable location. Surrounded by, and with views of the scenic countryside of Shenstone, within easy reach of essential amenities and leisure facilities.

Families will find themselves well-served by nearby schools, including Greysbrooke Primary Village School and King Edward VI School. Purchasers are advised to check with the local council for up-to-date school catchment areas.

The local area boasts a variety of amenities to cater to residents' daily needs and leisure pursuits. The village offers many convenience stores including a post office, butchers, doctors surgery, several pubs including the renowned The Plough gastro pub, perfect for enjoying a leisurely afternoon or stocking up on essentials. For outdoor enthusiasts, the picturesque countryside surrounding Shenstone provides ample opportunities for walking, cycling, and exploring nature, with scenic trails and parks just waiting to be discovered.

Despite its rural setting, the area benefits from excellent transportation links, with easy access to major roadways such as the A38 and M6, making commuting to nearby towns and cities convenient for residents.

## Description of Property

You enter into the hallway greeted by fitted furniture on your left, providing smart storage solutions for cloaks and shoes. The striking herringbone smoked oak flooring guides you through to the reception rooms and the ground floor family bathroom, which exudes magnificence with its tiled flooring and walls, featuring a raised walk-in shower, bathtub, floating sink, and WC.

Adjacent to the family bathroom is a versatile ground floor bedroom but with the potential to serve as a playroom or home office depending on the occupants' needs, offering views of the front of the property.

To the left of the entrance, you'll find the large drawing room, a spacious area filled with natural light streaming in from the bay window overlooking the front, and doors leading out to the rear garden patio area, seamlessly blending indoor and outdoor spaces. The focal point of the room is the fitted wood burner centrally positioned, adding both cosiness and warmth.

Next is the open-plan kitchen/dining area, featuring striking dark grey floor-to-ceiling cabinetry that harmonises beautifully with the smoked oak flooring and dark worktops. The cabinetry wraps around the kitchen space, offering ample storage while

overlooking the garden. High-end appliances, including an induction hob with overhead extractor and integrated fridge freezer, elevate the space. The sizable seating area boasts doors leading out to the patio area once again, providing plenty of space for a dining area ideal for family meals.

The utility area, located just off the kitchen, accommodates a washing machine and tumble dryer, with a door leading out to the rear parking area accessible from St. John's Hill.

Moving up to the first-floor landing, you'll find three bedrooms. The principal bedroom, situated to your right as you ascend, features fitted furniture and enjoys views of both the front and rear gardens. It benefits from its own ensuite with a walk-in shower cubicle, WC, and sink.

Bedrooms 2 and 3 also boast fully fitted wardrobes and offer views of the rear garden, with bedroom 2 being larger than bedroom 3.

## Garden and Grounds

As you approach the property, you're greeted by a tarmac driveway offering ample parking space, leading to the double garage for additional convenience. Framed by well-maintained hedges and bushes, the exterior boasts a charming curb appeal. Ascending the stairs to the paved front porch, you gain access to the property. Also accessible from the driveway is the double garage offering space for those who prefer to keep their cars secure and additionally providing useful storage space.

At the rear of the property, another tarmac driveway accessible from St John's Hill offers further parking space and grants access to the utility room.

The rear garden, occupying a sizable corner plot, features artificial grass for easy maintenance and various activities. A decked patio area provides the perfect setting for alfresco dining with family and friends. Additionally, there's a garden room with a bar area, ideal for entertaining and seating.

## Directions from Aston Knowles

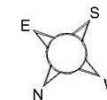
From the agents' office at 8 High Street, turn right on High St and continue to follow A5127, at the roundabout take the 3rd exit onto Lichfield Rd/A5127, at the roundabout take the 2nd exit and stay on Lichfield Rd/A5127, turn left onto St John's Hill, turn left onto Footherley Rd and the property will be on your left.

## Distances

Shenstone - 0.2 miles  
Sutton Coldfield - 5.0 miles  
Lichfield - 3.6 miles



**Footherley Road, Shenstone, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 1293 Sq Ft/120 Sq M**  
**Garage = 309 Sq Ft/29 Sq M**  
**Garden Room/Store = 217 Sq Ft/20 Sq M**  
**Total = 1819 Sq Ft/169 Sq M**



Birmingham - 12.1 miles  
 Birmingham International/NEC - 18.7 miles  
 M6 - 9.0 miles  
 M6 Toll - 13.8 miles  
 A38 - 8.2 miles  
 (Distances approximate)

**Terms**

Tenure: Freehold  
 Local Authority: Lichfield Council  
 Tax Band: F  
 Broadband average area speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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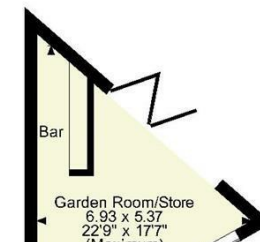
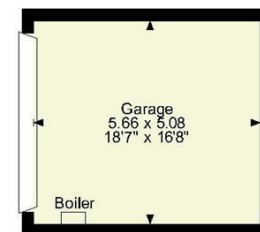
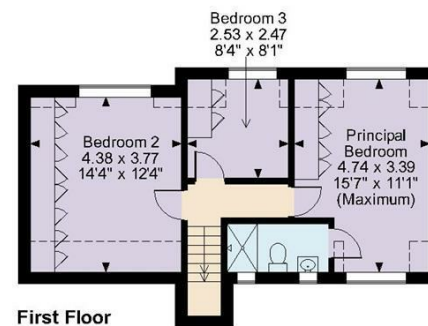
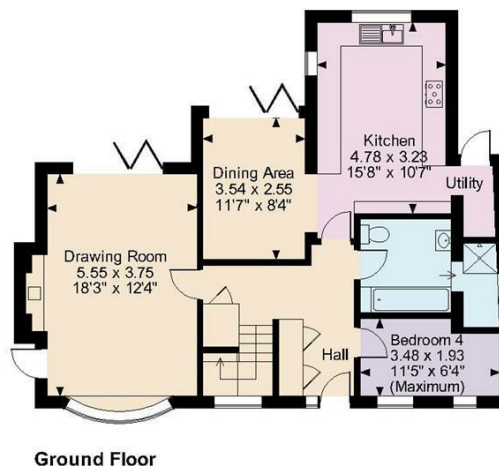
**Services**

We understand that mains water, gas and electricity are connected.

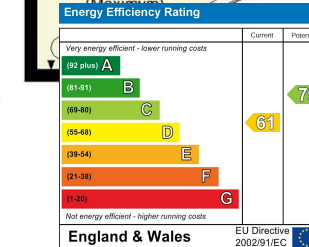
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Photographs taken: February 2024  
 Particulars prepared: February 2024



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 ☐☐☐ Denotes restricted head height  
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