

SHENSTONE HOUSE 4 ELFORD CLOSE  
STREETLY  
B74 3LZ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Welcome to Shenstone House, a prestigious five-bedroom detached family home nestled within a private gated estate. This magnificent property seamlessly combines timeless elegance with contemporary style, offering a perfect sanctuary for your growing family.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Drawing room

Dining room

Study

Kitchen/dining area

Utility room

First Floor:

Landing

Five bedrooms

Three ensembles

Family bathroom

Garden and Grounds:

Integrated double garage

Block paved driveway with ample parking

Laid to lawn rear garden with decked area

Private gated exclusive development

Approximate Gross Internal Area: 2,828 Ft (262 Sq M)

EPC Rating: C

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

Shenstone House boasts a prime location within a private gated estate just off Featherston Road, renowned as one of Sutton Coldfield's most esteemed streets, and close to the day to day amenities of Streetly village which includes a number of convenience stores, well-regarded eateries, a barber's, ladies clothing boutiques, salons, and an independent coffee shop.

In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

Local Schools include Manor Primary School, Streetly Academy, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

Step into the grand entrance hallway, where oak stairs ascend to the landing and a magnificent chandelier sets the tone for luxury living. From here, access to the reception room is seamless, while a guest WC offers practicality.

To the left of the entrance, the expansive drawing room awaits, bathed in natural light and offering access to the composite patio with seven seater patio inset through double doors - an ideal setting for indoor-outdoor living, complete with a central fireplace for cosy evenings.

Accessible via double doors from the hall, the family dining room provides a refined space for formal gatherings.

To the right of the entrance lies the study, offering views of the front grounds and versatile enough to serve as a playroom or snug.

The heart of the home beckons with the kitchen, boasting sleek Corian work surfaces with stunning waterfall edges and a designer stainless steel sink. High-end NEFF appliances and a state-of-the-art 3-in-1 instant hot tap elevate the culinary experience. Adjacent to the kitchen, the social area offers

versatile options for relaxation or entertaining, with double doors leading to the rear garden.

Completing the ground floor is the separate utility room, featuring Corian worktops, a stainless-steel sink, and ample appliance space. Internal access to the double garage enhances convenience.

As you ascend to the first floor, you'll discover five generously proportioned double bedrooms, each offering ample space for relaxation and privacy. Three of these bedrooms boast en-suite bathrooms, providing added comfort and convenience for occupants. Additionally, two of the bedrooms feature fitted furniture, enhancing storage capacity and organisation.

The family bathroom is adorned with modern fixtures including a WC, sink, bath, and a walk-in shower cubicle, ensuring a relaxing experience for all occupants.

This beautiful home is additionally complimented by being newly carpeted and has full Sonos sound system throughout.

### Gardens and Grounds

Nestled within a private gated estate, the property welcomes you with a block-paved driveway adorned by a lush lawn area, offering ample parking space. Convenience is assured with access to the integrated double garage, providing secure storage for vehicles and belongings.

Step into the rear outdoor space, where the enclosed garden with twilight lit cedar clad back wall invites you to relax and revel in its splendour. Delight in the composite decking area, meticulously designed for al fresco dining and social gatherings, creating unforgettable moments with loved ones. A luxurious hot tub inset into the decking, promising endless relaxation and leisure.

### Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, slight left onto Streetly Ln/B4151, at the roundabout continue straight onto Hardwick Rd, turn left onto Featherston Rd, turn right onto Elford Cl.

### Distances

Sutton Coldfield - 3.5 miles  
Sutton Park - 0.5 miles  
Four Oaks Train Station - 2.3 miles  
Lichfield - 8.0 miles  
Birmingham - 7.8 miles  
Birmingham International/NEC - 13.8 miles  
M6 - 4.7 miles







M6 Toll - 11.1 miles  
M42 - 12.3 miles

(Distances approximate)

#### Terms

Tenure: Freehold  
Local Authority: Walsall Council  
Tax Band: G  
Broadband average area speed: 150 Mbps

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

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#### Services

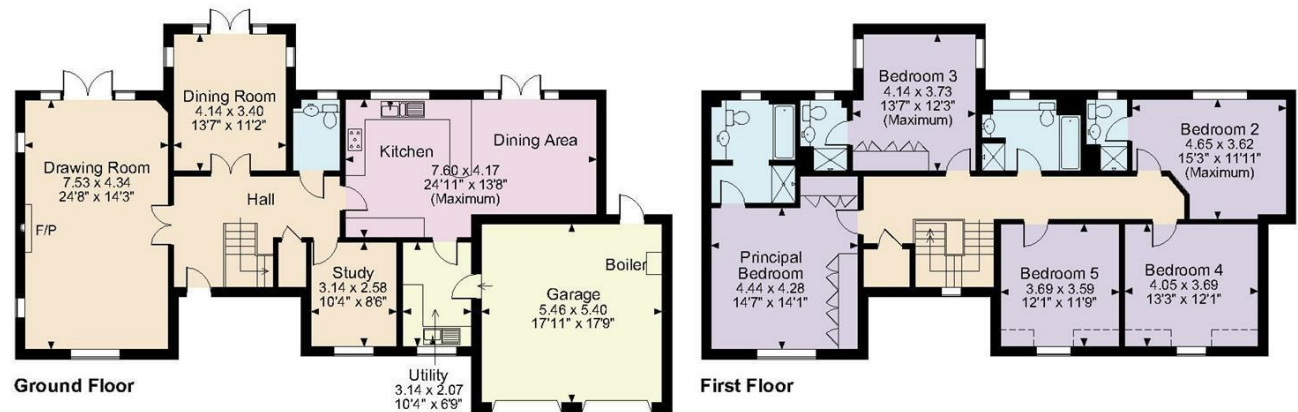
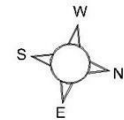
We understand that mains water, gas and electricity are connected.

#### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: May 2024  
Particulars prepared: May 2024

**Shenstone House, Elford Close, Sutton Coldfield**  
Approximate Gross Internal Area  
Main House = 2511 Sq Ft/233 Sq M  
Garage = 317 Sq Ft/29 Sq M  
Total = 2828 Sq Ft/262 Sq M



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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