

5 THE FARTHINGS 42 ST. JOHNS HILL  
SHENSTONE  
LICHFIELD  
WS14 0JD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

We are delighted to offer this luxury two-bedroom first-floor apartment, part of 'The Farthings', ideally positioned within the desirable village of Shenstone.

### ACCOMMODATION

Apartment:  
Entrance hallway  
Guest WC  
Open plan living room/dining  
Breakfast kitchen  
Master bedroom with ensuite  
Bedroom two with ensuite

### Garden and Grounds:

Double garage  
Allocated parking on site  
Landscaped communal gardens  
Lift access to both floors  
Secure intercom

Approximate Gross Internal Area: 1,293 sq ft (120 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

Situated in one of the most coveted addresses in the highly desirable village of Shenstone, with easy access to the M6 Toll Road and therefore subsequent access to all of the motorway networks. There is also further access to the A38 eastwards towards the M1.

The village has many amenities including four pubs (including the acclaimed Plough, just a few minutes' walk away), local shops, a doctor's surgery and chemist, a dentist, a library and a post office. The property is also ideally located for access to Lichfield city centre and its many shops, bars, cafes, and restaurants.

Also within easy access is Sutton Coldfield town centre where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets and the Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.

Schooling in the area includes King Edwards VI School, The Friary School, Lichfield Cathedral School, Greysbrook Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

The secure intercom entry leads into the entrance hallway, featuring carpeted flooring and a lift providing access to the first floor. Upon entering the spacious apartment, you are greeted by a welcoming hall with two useful storage cupboards. Doors lead off from the hall to the guest cloakroom, lounge/diner, and two bedrooms.

The impressive open-plan lounge/diner boasts carpeted flooring, a bay window to the side aspect, a Velux skylight and window to the rear aspect, and another skylight to the front aspect. The room is well-lit with three ceiling light points and features a cosy

fireplace. There is ample space for a dining table and chairs, a small study area, and a seating arrangement.

From the lounge/diner, a door leads into the breakfast kitchen, which is fitted with an extensive range of matching wall and base units, tiled splashbacks, skylights to the side and rear aspects, spotlights to the ceiling, and a superb breakfast bar area.

There are two generously sized double bedrooms, both featuring fitted wardrobes offering excellent storage space and en-suite shower rooms.

### Gardens and Grounds

The apartment block is set well back behind a screened frontage off St. Johns Hill, part of a private and exclusive development of luxury apartments.

Outside, the property features beautifully maintained communal grounds, a double garage, and a separate allocated parking space.

### Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout take the 3rd exit onto Lichfield Road/A5127, at the roundabout take the 2nd exit and stay on Lichfield Road/A5127, turn left onto St Johns Hill and the development will be on your left.

### Distances

Sutton Coldfield - 4.8 miles  
Lichfield - 3.7 miles  
Birmingham - 11.8 miles  
M6 Toll - 3.8 miles  
M6 - 8.9 miles  
Birmingham International/NEC - 19.4 miles

(Distances approximate)

### Terms

Tenure: Freehold







Local Authority: Lichfield District Council  
Tax Band: E

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

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

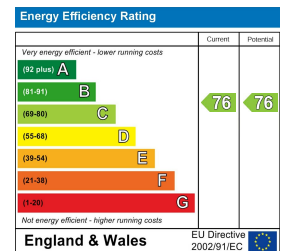
#### Services

We understand that mains water, drainage, 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 rental.

Photographs taken: August 2024  
Particulars prepared: August 2024



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