

HENLEY HOUSE 1A ST. JOHNS DRIVE
SHENSTONE
LICHFIELD
WS14 0JA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A luxurious and impressive brand new, five bedroom detached executive home, nestled at the head of a private drive and built by the highly regarded local developer Firstpost Homes.

SPECIFICATIONS

- Central heating throughout
- Chrome sockets and light switches throughout
- BT Fibre ready
- Smart home ready
- Includes wiring for data network system
- All cabled to a centralised comms cupboard
- Cabled for Freeview, Sky Q, Smart TV and BT phone point
- Skylink leads installed so that other rooms are capable of viewing Sky
- Multiroom audio system to lounge and family room
- White PVC windows and A rated glass units
- Fitted with intruder alarm system
- Hard wired CCTV

ACCOMMODATION

Ground Floor:

Entrance hallway

Guest cloakroom with WC

Study

Reception room

Dining room

Kitchen/breakfast/family room

Utility room

First Floor:

Landing

Three bedrooms with ensuites & walk in wardrobes

Two further bedrooms (one with jack and jill bathroom & a walk in wardrobe)

Family bathroom

Garden and Grounds:

Block paved driveway

Detached double garage

Laid to lawn rear garden with patio area

Approx Gross Internal Floor Area: 3645 sqft (338 sqm)

EPC Rating - B

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 (the recently refurbished and highly acclaimed Plough is just a few seconds 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 newly formed 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

As you enter this property, you're greeted by a welcoming hallway with porcelain tiled flooring and a spacious cloak cupboard for storage. The hallway acts as the central hub, providing access to the reception rooms and featuring a beautiful solid oak staircase that leads to the gallery landing on the first floor. Additionally, there's a convenient guest cloakroom with a WC and sink, boasting porcelain tile flooring.

To the left of the entrance, you'll find the study, a well-appointed space designed for remote work. Overlooking the private front gardens, this versatile room can easily transform into an additional sitting area or a playful haven, catering to the needs of its occupants.

On the right, you'll find the principal reception room. This elegant space overlooks the front of the property and features a contemporary Memphis limestone and mocha beige stone fireplace, with a high efficiency inset campfire log gas fire, creating a cosy atmosphere. The drawing room connects seamlessly to the dining room through double doors.

The dining room is generously sized, providing ample space for a family dining table. It has direct access to the kitchen area and offers the convenience of indoor and outdoor dining with a link to the rear garden via the patio area. The view beyond the dining room overlooks the paddocks and fields beyond.

The kitchen, breakfast, and family room form a spacious, open living area. The kitchen is equipped with a range of contemporary units and high-end appliances, including a Neff built-in oven and warmer drawer, Neff induction hob, Neff stainless steel extractor fan, Lux Air Island hood, Neff microwave combo oven, wine cooler, Neff dishwasher, and a Neff American-style fridge-freezer. The space features an attractive one-and-a-half Franke stainless steel under-mounted sink with a mixer tap, complemented by Angel White quartz worktops, under and over cupboard lighting, and LED plinth

lighting. The entire area is beautifully finished with porcelain tiled floors. Next to the kitchen is a comfortable family room with ample space for a seating area, and it seamlessly connects to the patio area in the rear garden through bifolding doors, again which overlook the tranquil fields to the rear.

Accessible from the kitchen area is the utility room, equipped with matching contemporary units, Angel White quartz worktops, an integrated washer machine and tumble dryer, and a single Franke inset stainless steel sink. It also houses the wall-mounted boiler.

On the first floor, the landing is spacious and well-lit, providing access to the bedrooms and family bathroom. Bedroom 1, the largest of the rooms, offers views of the rear garden and green land beyond. It features plenty of space and comes with its own walk-in wardrobe. This bedroom also boasts an ensuite bathroom with a bath, shower, WC, and sink.

Bedrooms 2 and 3 are generously sized double rooms. Each includes a walk-in wardrobe for convenient storage as well as their own ensuite shower rooms with a WC, sink, and shower.

Bedrooms 4 and 5 include fitted furniture or a walk in wardrobe for storage and have ample space for occupants to enjoy. Bedroom 4 overlooks the front garden whilst Bedroom 5 overlooks the rear.

The family bathroom and ensuite bathrooms all feature high-quality Utopia furniture, chrome taps, half-tiled walls, fully tiled shower with thermostatic controls, and Karndean flooring.

Garden and Grounds

Approaching this property, you'll find a spacious driveway with block-paved surfacing leading to a detached double garage. The garage is equipped with electrically operated doors for convenience. The front of the property features a beautifully landscaped, turfed lawn area, adding to its curb appeal.

The rear garden is predominantly laid to lawn and also benefits from carefully landscaped turfing. It includes a patio area with riven slabs, providing an ideal space for alfresco dining with your family. For added convenience, an outdoor tap is installed.

Additionally, the property is equipped with security features, including an intruder alarm system and hardwired CCTV. To enhance the overall ambiance and safety, you'll find front and rear floor lamps as well as external coach lamps fitted to the front, rear, and side of the property. These features contribute to both the aesthetics and security of the home.

Directions from Aston Knowles

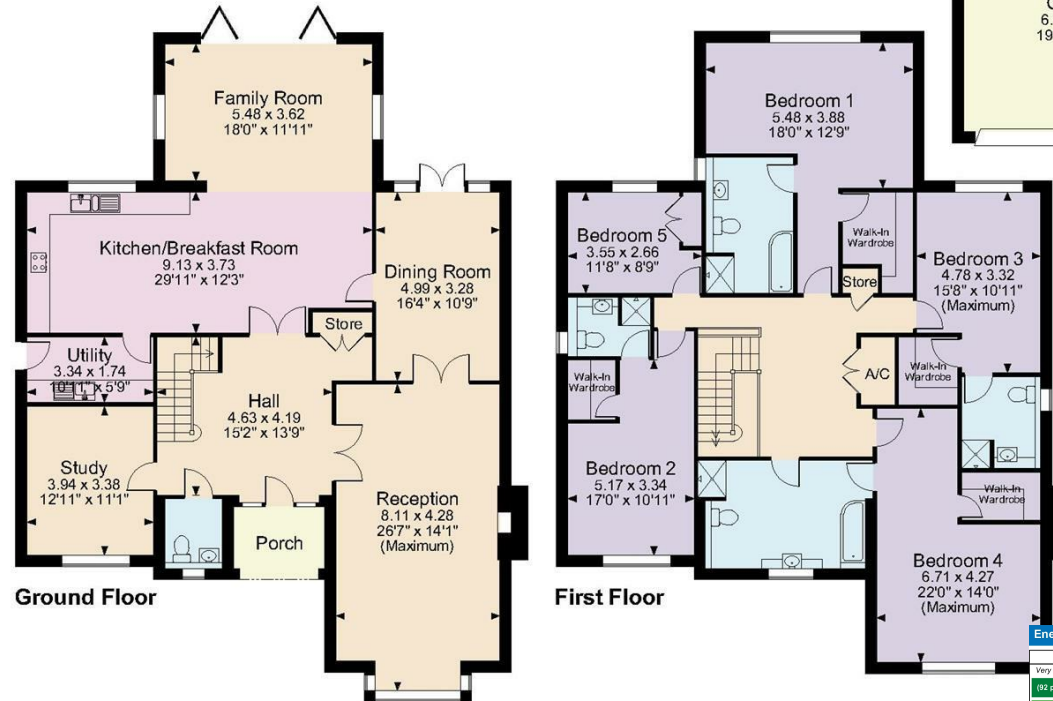
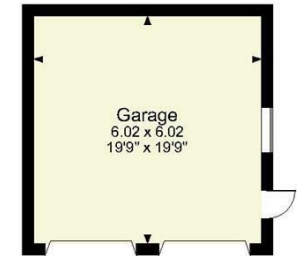
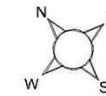
From the agents' office, turn right onto High Street/A5127, at the roundabout take the 3rd exit onto Lichfield Road/A5127, at the roundabout take the 2nd exit and stay on Lichfield Road/A5127, turn left onto St Johns Hill and then turn left onto St Johns Dr and the property will be on your left.

Distances

Sutton Park - 4.1 miles
Sutton Coldfield - 4.8 miles
Lichfield - 3.7 miles
Birmingham - 11.8 miles
M6 Toll - 3.8 miles



St. Johns Drive, Lichfield
Approximate Gross Internal Area
Main House = 3255 Sq Ft/302 Sq M
Garage = 390 Sq Ft/36 Sq M
Total = 3645 Sq Ft/338 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-plus) A		87	91	
(81-91) B				
(69-80) C				
(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		



M6 - 8.9 miles
 Birmingham International/NEC - 19.4 miles

(Distances approximate)

Terms

Local Authority: Lichfield District Council
 Tax Band: G
 Average area broadband: 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.
 Central heating through the property.

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: April 2024
 Particulars prepared: April 2024

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