

9 FOOTHERLEY ROAD  
SHENSTONE  
LICHFIELD  
WS14 0NJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### SUMMARY

A distinguished family residence with exceptional features and stunning gardens.

Accommodation

Ground Floor

Reception hall

Living room

Kitchen/dining room

Dining room

Snug

Principal bedroom with en suite and dressing room

Guest bedroom with en suite shower room

Utility room

Store

Guest cloakroom/WC

First Floor

Bedroom 3

Bedroom 4

Family bathroom

Sub Basement

Hall

Double garage

Approximate Gross Internal Floor Area: 3158 sq ft

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

Set in the heart of the highly sought-after village of Shenstone, 9 Footherley Road is in the conservation area and offers the perfect balance of tranquil village living and excellent connectivity. Shenstone provides a variety of everyday amenities including a convenience store, popular pubs, restaurants, a pharmacy, and a well-regarded primary school — all within walking distance.

For commuters, the village is exceptionally well connected, with its own train station offering regular services to Lichfield, Birmingham, and beyond.

Connections to the West Coast Mainline via Lichfield Trent Valley make travelling further afield both simple and efficient.

For lovers of the outdoors, the surrounding countryside offers a wealth of scenic walks and cycle routes, while the nearby towns of Lichfield and Sutton Coldfield provide extensive retail, leisure, and dining options. The property also benefits from easy access to the motorway network, making it a convenient base for those needing strong transport links while enjoying the charm of village life.

## Description of Property

Situated in a highly desirable Shenstone location, this beautifully presented and expansive home is set over three carefully designed levels and offers a seamless blend of contemporary luxury and timeless character. With over 3,100 sq ft of living space, high-end finishes to include zoned integrated AV and security system, and exceptional outdoor areas, the property is ideal for families seeking elegance, comfort, and versatility.

### Sub Basement

The sub basement provides a spacious double garage, offering ample parking or secure storage. A dedicated hallway provides internal access and connects conveniently to the large utility area and kitchen.

### Ground Floor

The main entrance is accessed via steps leading to an open porch and into a generous reception hall, where elegant marble flooring and a striking feature brick wall with a log burner create a warm and stylish welcome.

From the hallway, steps lead down into a stunning living room, flooded with natural light from full-width bi-folding doors that frame views of the beautifully landscaped rear garden. An inset gas/flame fireplace and exposed brickwork add charm and character to this grand space.

At the heart of the home is a well-appointed kitchen/dining room, complete with a central island and inset induction hob, three electric ovens, two dishwashers, extensive cabinetry, 120 bottle temperature zoned wine cabinet and French doors that open onto the rear patio—ideal for al fresco dining. A spiral staircase provides an eye catching access point to the first floor.

Flowing from the kitchen, a snug retreat offers the perfect spot to relax.

The ground floor also hosts the impressive principal bedroom suite, which includes a stylish en suite bathroom, a spacious dressing room with wall-to-wall built-in wardrobes, and bi-folding doors that open onto a private patio area overlooking the garden.

To the front of the home is a formal dining room, with French doors leading to a small patio and log store.

Off the main entrance hall there is an inner hallway which leads to a smart guest cloakroom /WC. Also on this level is a superb guest bedroom suite, offering a generous bedroom space with extensive built-in wardrobes and an en suite shower room, complete with a corner shower, twin sinks, and quality fittings—making this a luxurious space for visiting guests or an older child.

The French doors lead to another private patio area.

### First Floor

Via the spiral staircase, the first floor offers flexible family and guest

accommodation. There are two double bedrooms—Bedroom Three and Bedroom Four, the latter featuring built-in wardrobes—served by a stylish and well-equipped family bathroom.

## Gardens & Grounds

The outdoor space is equally impressive, featuring a generous, two-tiered patio terrace designed for year-round enjoyment. A covered section houses a seven-person hot tub, a charming external log-burning stove, and an oak cabinet fitted with a TV and integrated audio system — all connected to the main house controls — creating the ideal setting for entertaining in any season. Stone steps lead up to a beautifully landscaped rear garden, framed by mature trees, established hedging, and vibrant flower beds, offering a wonderful sense of privacy and tranquillity.

To the front, a spacious driveway provides ample off-road parking in addition to the integral double garage.

## 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

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)

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## Terms

Tenure: Freehold

Local Authority: Lichfield Council

Tax Band: F

Broadband average area speed: 67 Mbps

## Viewings

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

## 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



**Footherley Road, Shenstone, Lichfield, WS14 0NJ**

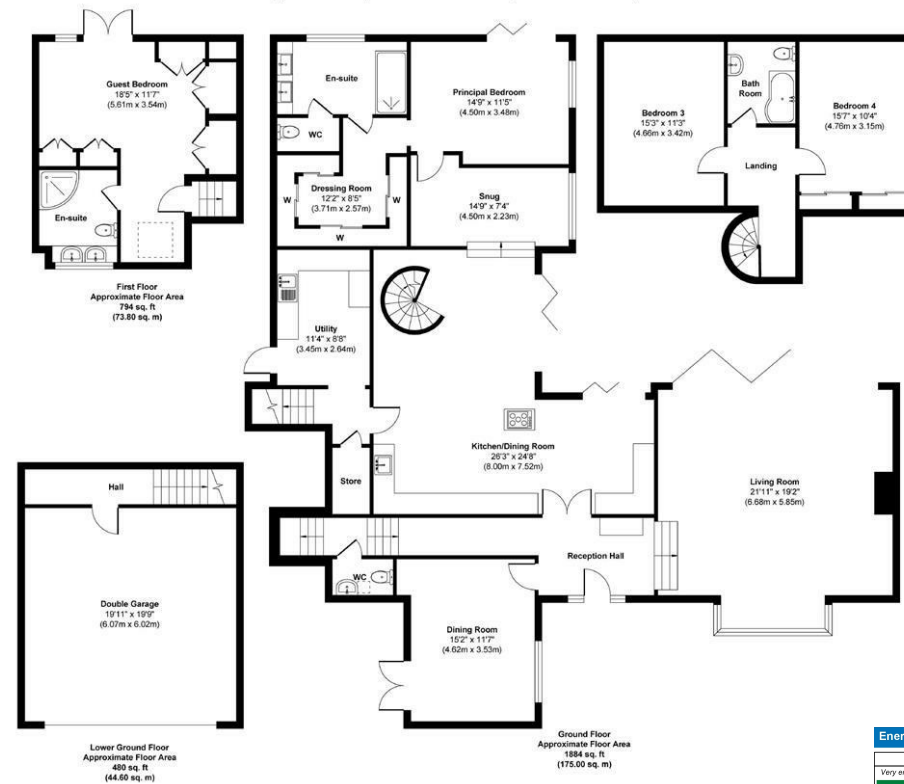


included in the sale.

Photographs taken: April 2025  
Particulars prepared: April 2025

#### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



**Approx. Gross Internal Floor Area 3158 sq. ft / 293.40 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		70	76
EU Directive 2002/91/EC			

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**8 High Street, Sutton Coldfield, B72 1XA**

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