

3 FOOTHERLEY ROAD
SHENSTONE
LICHFIELD
WS14 0NJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Set within beautifully landscaped and secluded grounds of around one third of an acre, this distinguished period home combines elegant character features with thoughtfully designed living spaces.

Ground Floor:

Welcoming entrance hallway with feature stone flooring

Guest WC

Elegant lounge with original fireplace and large bay windows overlooking the garden

Formal dining room with period features and large windows providing views to the garden

Generous open-plan kitchen / living / dining area with central island, integrated appliances, and bi-fold doors opening onto the south-facing terrace

Family room with dual aspect windows

Study / home office with attractive fireplace and period features

Utility room with fitted storage and side access

Stairs providing access to the cellar

First Floor:

Principal bedroom with walk-in wardrobe and newly renovated ensuite shower room

Second and third double bedrooms with views over the garden

Two further well-proportioned double bedrooms

Stylish family bathroom with freestanding roll-top bath and separate walk-in shower

Spacious landing with excellent natural light

Gardens and Grounds:

Set within a generous plot of around one third of an acre

Gated entrance opening to a secure block paved courtyard with ample parking for several vehicles

Outbuilding workshop/storage off courtyard

Planning consent granted for erection of garage/ studio space (13/00048/FUL)

Approximate total floor area: 2653 Sq. Ft or 246.47 Sq. Meters

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

Located in the heart of the sought-after village of Shenstone, 3 Fotherley Road combines Edwardian charm with modern comfort. The property is just a short stroll from Shenstone railway station, offering direct services to Birmingham, cross-city to Bromsgrove or Lichfield. Lichfield Trent Valley train station (5 Miles drive or 8 minutes train journey) also offers direct, fast services to London, Manchester and connections further north. Within the village are local shops, a post office, library, award-winning butcher, churches, and four welcoming dining pubs.

For families, Greysbrooke Primary School is within walking distance, and there are several highly regarded secondary schools in nearby Lichfield and Sutton Coldfield. The surrounding countryside offers endless opportunities for walking, cycling, and horse riding.

Excellent road links via the A38 and M6 Toll provide swift access to Birmingham, Lichfield, and the wider Midlands, while Birmingham Airport is within easy reach for international travel.

Description of Property

Approached through a gated entrance, a private block paved courtyard provides, ample off street parking as well as privacy. The current owners have thoughtfully modernised the property maintaining character with the comfort and warmth of a modern home (EPC rating C).

Ground Floor

The home opens into a welcoming entrance hallway, where striking feature stone flooring immediately sets a refined tone. From here, a guest WC is conveniently positioned, while a series of well-proportioned reception rooms unfold, each offering its own character and charm. The elegant lounge is a wonderfully inviting space, with an original fireplace as its focal point and large bay windows overlooking the garden, allowing natural light to pour in. The formal dining room showcases period detailing and offers an ideal setting for both entertaining and family occasions with original, large stained glass windows creating a light and airy space.

At the heart of the home lies a generous open-plan kitchen, living, and dining area, perfectly suited to contemporary lifestyles. A central island, integrated appliances, and bespoke cabinetry provide both functionality and style, while bi-fold doors open directly onto the south-facing terrace, seamlessly connecting indoor and outdoor living. The family room, with its dual aspect windows, offers further flexibility, while the dedicated study/home office – complete with an attractive fireplace – provides the ideal workspace. Practicality is well considered too, with a utility room offering fitted storage and side access. Stairs from the hallway provide access to the cellar,

adding useful storage options.

First Floor

The principal bedroom is a luxurious retreat, south facing and overlooking the garden. It features a walk-in wardrobe and a newly renovated ensuite shower room designed to a high standard. The second and third double bedrooms also enjoy delightful views over the rear garden, while two further well-proportioned double bedrooms ensure ample accommodation for family and guests. The stylish family bathroom evokes a sense of period elegance with a freestanding roll-top bath, complemented by a separate walk-in shower for modern convenience. A spacious landing, filled with natural light, enhances the sense of openness throughout the first floor.

Gardens and Grounds

Outside, the property truly comes into its own. The south-facing rear garden has been beautifully landscaped, with an extensive lawn framed by mature planting, creating a private and tranquil setting. A large terrace provides the perfect space for alfresco dining, entertaining, or simply relaxing in the sunshine.

To the front, the gated entrance opens onto a wide block paved courtyard with ample space for several vehicles and a separate workshop/ storage space, which combine to provide secure parking and storage. Planning consent remains in perpetuity for the erection of a garage/workshop space if desired (13/00048/FUL).

Together, the gardens and grounds perfectly complement the elegance of the house, offering both practicality and a serene backdrop for family life.

Distances

- Lichfield – 3 miles
 - Sutton Coldfield – 6 miles
 - Birmingham – 15 miles
 - Birmingham International Airport – 20 miles
- (Distances approximate)

Directions from Aston Knowles

From Lichfield, follow the A5127 south towards Shenstone. Upon entering the village, turn right into Fotherley Road. Number 3 is located towards the far end, set back from the road behind private gates.

Terms

Local authority: Lichfield District Council
Council Tax Band: G
Broadband: Full Fibre available
Average area Broadband speed: 74 Mbps

Services

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



Footherley Road, Shenstone, Lichfield, WS14 0NJ



Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

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

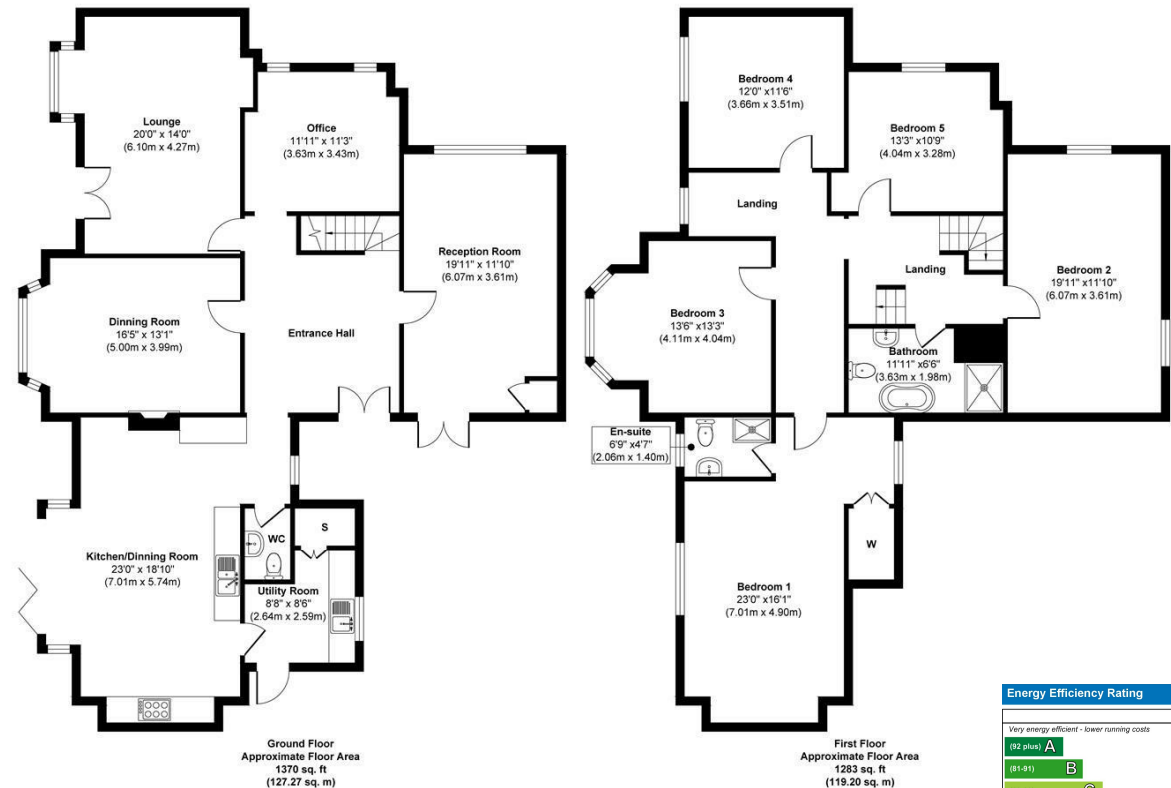
Disclaimer

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: August 2025
Particulars prepared: August 2025

Buyer Identity Verification Fee

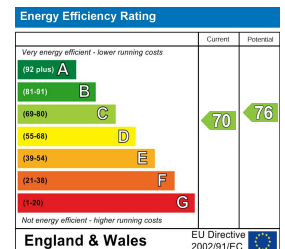
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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 2653 sq. ft / 246.47 sq. m

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

Produced by Elements Property



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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com