

82 RICHARD COOPER ROAD
SHENSTONE
WS14 0NN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Exquisite Family Home Offering Contemporary Comfort and Elegant Design
SHORT & LONG TERMS LETS CONSIDERED
CAN BE OFFERED FURNISHED OR UNFURNISHED

Summary

This stunning home has been thoughtfully designed and immaculately renovated, offering a harmonious blend of character and contemporary living. With spacious interiors, high-end finishes, and beautifully landscaped gardens, it's a perfect haven for families or discerning professionals seeking a place to call home.

Accommodation

Ground floor:

Enclosed storm porch

Reception hallway

Lounge with beautiful log burner

Livingroom/ Dining room with bi-folding doors opening onto the rear garden patio

Open plan Kitchen having Herringbone parquet flooring with central Island

Utility room with side access to rear garden

Boot room

Guest WC

Staircase to first floor

First Floor:

First floor landing

Principal bedroom with ensuite shower room

Bedroom number two with storage closet and overlooking the rear garden

Bedroom number three overlooking the front of the home

Family bathroom with separate shower

Airing Cupboard

Gardens and Grounds:

Paved driveway

Integrated garage

Lawned area providing curb appeal

Grey slate rear garden patio

Garden lawn

Fenced garden for security and privacy

EPC rating: D

Approximate total floor area: 1264 Sq. Ft or 117.5 Sq. Meters

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, the property 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

Nestled within a tranquil residential setting, this beautifully presented home effortlessly blends timeless charm with modern convenience. From the moment you arrive, the property exudes curb appeal with a smartly paved driveway, integrated garage, and a neatly manicured lawn that enhances its inviting façade.

Ground Floor

Step through an enclosed storm porch, offering shelter and style, and enter into a welcoming reception hallway that sets the tone for the rest of the home with its light-filled ambiance and seamless flow. To the front of the house, a charming lounge awaits, featuring a stunning log burner on slate hearth with oak beam over mantel—the perfect centerpiece for cozy evenings or sophisticated entertaining. At the heart of the home lies a generous living room and dining area, designed with family living in mind. This versatile space is bathed in natural light, thanks to expansive bi-folding doors that open onto the rear grey slate patio, creating a seamless connection between indoor and outdoor living. The open-plan kitchen is a true showstopper. Beautifully finished with herringbone parquet flooring and a large central island, it offers both style and practicality for home chefs and entertainers alike. High-quality fittings and an intuitive layout make this space as functional as it is attractive. A utility room offers additional convenience, with direct side access to the rear garden, ideal for managing laundry or muddy boots. Adjacent to this is a thoughtfully designed boot room, perfect for storage and organization.

Completing the ground floor is a stylish and discreet guest WC

and a staircase leading to the upper level.

First Floor

Ascending to the first-floor landing, you'll find well-proportioned accommodation designed for restful retreat and family practicality.

The principal bedroom is a private sanctuary, complete with a luxurious ensuite shower room, offering a refined space to unwind at the end of the day. Bedroom two overlooks the serene rear garden and features a built-in storage closet, ideal for keeping the space clutter-free. Bedroom three enjoys views over the front of the property and is equally well-sized, making it ideal as a guest room, nursery, or home office.

The family bathroom is thoughtfully appointed, featuring both a bathtub and a separate shower, catering to all preferences and routines. A built-in airing cupboard provides practical storage for linens and towels.

Gardens and Grounds

Externally, the property continues to impress. A paved driveway offers ample off-road parking and leads to the integrated garage, providing secure storage.

The front garden boasts a lawned area, enhancing the property's curb appeal with a welcoming touch of greenery. To the rear, a beautifully landscaped garden awaits. The grey slate patio provides an elegant space for alfresco dining or summer gatherings, while the lawned garden offers ample room for play or relaxation. A fenced perimeter ensures privacy and security, making it ideal for families and pet owners alike.

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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Directions from Aston Knowles

To get from Aston Knowles estate agency in Sutton Coldfield (B72 1XA) to 82 Richard Cooper Road in Shenstone (WS14 0NN), begin by heading north-east out of Sutton Coldfield along the A5127, following signs toward Lichfield. This route





takes you through quiet suburban areas and into the village of Shenstone. Once in Shenstone, turn onto Richard Cooper Road, a residential street. The Property will be on your right hand side.

Terms

Local Authority: Lichfield Council

Tax Band: E

Broadband average area speed: 67 Mbps

Services

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

Fixtures and Fittings

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Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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: September 2025
- Particulars prepared: September 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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		
EU Directive 2002/91/EC		

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8 High Street, Sutton Coldfield, B72 1XA

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