

THE BUNGALOW WATLING STREET  
WALL  
LICHFIELD  
WS14 0AZ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Ground Floor:

Sizeable enclosed porch/ Reception area  
Drawing room having feature fireplace allowing access to dining room, with access to rear garden  
Dining Room giving access to second drawing room  
Second Drawing Room with feature fireplace and giving access to bedroom number four  
Small hall giving access to study and downstairs shower room  
Study with storage closet  
Downstairs Shower room  
Small hallway allowing access to utility room, kitchen, and bedroom number three  
Utility Room  
Bedroom number Four  
Open plan Kitchen allowing access to conservatory  
Conservatory  
Bedroom number Three with ensuite bathroom  
Staircase to first floor

### First Floor:

First floor landing  
Principal Bedroom with large storage closet, ensuite bathroom with separate shower and access to balcony  
Bedroom number Two with storage closet, and ensuite shower room  
Bedroom number Five

### Gardens and Grounds:

The property is approached via the slip road off the A5  
Large gate allowing access into the double garage and parking area  
Small side garden  
Rear garden is extensive, and the landlord will provide a gardening service

### EPC Rating: D

Approximate total floor area: 1780 Sq. Ft or 165.4 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

Situated on the outskirts of the charming village of Shenstone and just a few miles from the highly desirable Four Oaks area, this property enjoys an exceptional blend of countryside living and everyday convenience. The location offers excellent transport links, with easy access to the M6 Toll and A38, as well as nearby Lichfield City and Lichfield Trent Valley railway stations—providing direct routes to Birmingham, the wider Midlands, and London in approximately 1 hour 20 minutes. Shenstone itself offers a welcoming village atmosphere with a range of essential amenities, including local shops, a doctor's surgery, dentist, library, and post office. The village is also home to four inviting pubs, including the highly regarded Plough, just a short walk away. For a wider selection of amenities, both Lichfield city centre and Sutton Coldfield town centre are within easy reach, while Mere Green's Mulberry Walk development provides an excellent choice of shops, cafés, and eateries. Families will appreciate the variety of well-regarded schools in the area, including King Edward VI, The Friary School, Lichfield Cathedral School, Springhill Primary Academy, Highfield Primary School, and Erasmus Darwin Academy. (Prospective purchasers are advised to check current school catchment areas with the local council.)

The surrounding area is known for its beautiful Staffordshire countryside, offering scenic walks, cycling routes, and plentiful outdoor activities right on the doorstep. Lichfield, just a short drive away, adds to the appeal with its vibrant selection of restaurants, bars, shops, cultural attractions, and excellent transport connections. The nearby town of Burntwood, around 1.5 miles away, provides additional shopping and leisure facilities. Overall, this location perfectly balances rural tranquility with superb connectivity and a wealth of nearby amenities—making it an ideal choice for families, commuters, and anyone seeking the best of both country and city living.

### Description of Property

This spacious and versatile family home offers generous accommodation arranged over two floors, approached via a convenient slip road off the A5. Beyond a large, gated entrance lies ample parking and a double garage, together with a small side garden and extensive rear grounds—beautifully maintained with a gardening service provided by the landlord.

### Ground Floor

A large enclosed porch opens into a welcoming reception area, leading through to an elegant drawing room featuring a character fireplace and direct access to the rear garden. The

drawing room flows seamlessly into a formal dining room, which in turn connects to a second drawing room—also boasting a feature fireplace—and providing access to Bedroom Four.

A small inner hall gives way to a quiet study with a useful storage closet, along with a conveniently located downstairs shower room. A further hallway leads to the utility room, the open-plan kitchen, and Bedroom Three. The spacious kitchen opens into a bright conservatory overlooking the gardens, creating a superb family living space. Bedroom Three benefits from an ensuite bathroom for added comfort and privacy.

### First Floor

The first-floor landing leads to the principal bedroom, a generous suite complete with a large storage closet, an ensuite bathroom with separate shower, and access to a private balcony. Bedroom Two also includes a storage closet and its own ensuite shower room. Bedroom Five completes the accommodation on this floor.

### Gardens and Grounds

The property is set within substantial grounds, with a small side garden, extensive rear garden, and plentiful parking accessed through a large gate. The landlord provides a regular gardening service, ensuring the outdoor areas remain beautifully kept throughout the year.

### Distances

Lichfield- 2 Miles  
Tamworth- 7.5 Miles  
Sutton Coldfield- 9 Miles  
Birmingham- 15 Miles  
Birmingham International/NEC-17.5 Miles  
M6 Toll (T5)- 1.5 Miles

(Distances approximate)

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### Terms

Local Authority: Lichfield Council  
Tax Band: E  
Broadband average area speed: 150 Mbps, 500 Mbps full Fibre also available

### Services

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



## The Bungalow, Watling Street, Lichfield, WS14 0AZ



### Fixtures and Fittings

Only those items mentioned in the particulars are to be included. These particulars are intended only as a guide and must not be relied upon as statements of fact.

### Viewings

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

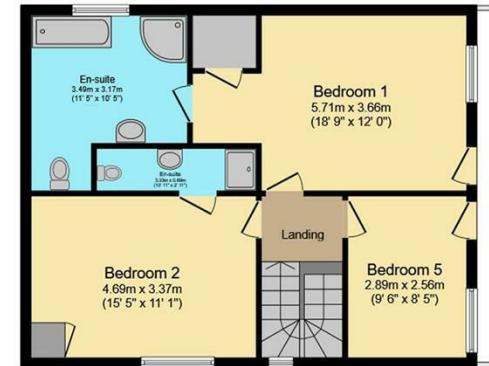
### Disclaimer

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 tenancy.

- Photographs taken: November 2025
- Particulars prepared: November 2025



**Ground Floor**  
Floor area 165.4 sq.m. (1,780 sq.ft.)



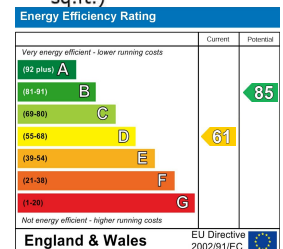
**First Floor**  
Floor area 64.7 sq.m. (696 sq.ft.)



**Garage**  
Floor area 28.2 sq.m. (304 sq.ft.)

**Total floor area: 258.2 sq.m. (2,780 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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