



Footerley Road
Shenstone, Lichfield, WS14 0NJ



Sutton Coldfield
Fine Residential

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AN INDIVIDUALLY DESIGNED BESPOKE SCANDIA-HUS CHALET RESIDENCE ENJOYING A DELIGHTFUL SECLUDED SETTING IN THIS HEART OF THIS VERY POPULAR AND SOUGHT AFTER VILLAGE.

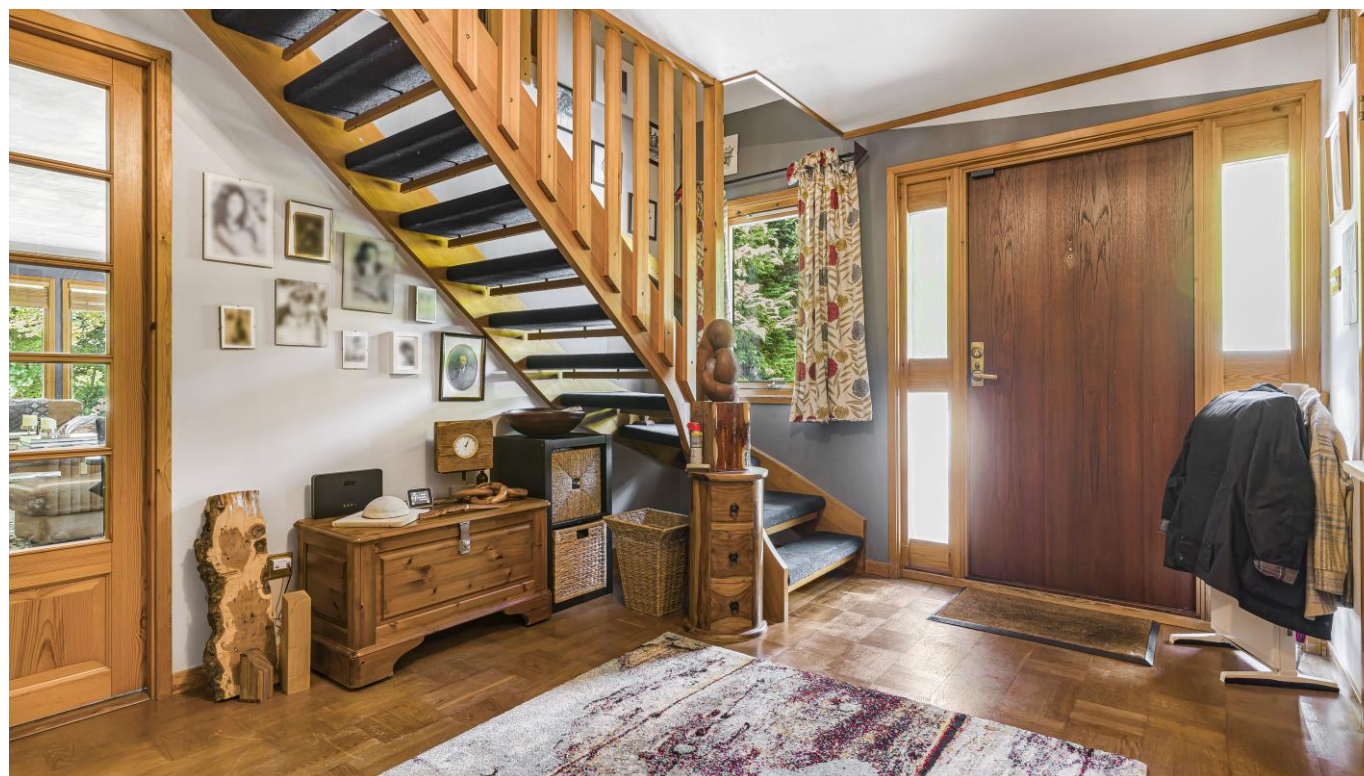
The property occupies an outstanding location in this very sought after village and is within walking distance of local shops, a selection of pubs/restaurants, the village school and Shenstone station offering regular rail services to Birmingham New Street, Lichfield City and Trent Valley.

This timber framed energy efficient Scandia-Hus was designed and built for the current owners and incorporates numerous attractive design features and luxury appointments.

Standing well back behind mature secluded gardens the property is approached via a gated block paved driveway.

The spaciouly arranged accommodation briefly comprises:

Reception Hall with laminate flooring and deep cloaks cupboard.





Shower Room/Guest Cloaks. Full length shower enclosure, vanity unit with inset washbasin and wc. Wall and floor tiling.

Study with wall units and display shelves and window overlooking gardens.

Lounge approached through glazed double doors. Central log burning stove, laminate flooring, windows overlooking the gardens and door to covered loggia. Glazed double doors to:

Breakfast/Kitchen with Dining/Family Area. Extensive range of contemporary high gloss units with polished granite worksurfaces and integrated appliances. Inset sink, floor cupboards and drawers, wall units, built in oven, microwave and dishwasher. Island unit with inset 5 ring induction hob and extractor above, cupboard and two built in wine fridges below. Ceramic and laminate flooring and windows overlooking the gardens.

Utility with inset 1½ bowl sink, floor cupboards, worksurfaces, ceramic floor tiling and door to garden.





On the First Floor

Approached by an open tread staircase.
Large Landing including open area ideal for studio or sitting area, with window to front.

Bedroom One with laminate flooring, vaulted ceiling and fitted wardrobes. Wide window overlooking the gardens and glazed door to: Full Width Covered Balcony with views of the gardens.

En Suite Shower Room. Full width shower enclosure with rain head, twin washbasins with cupboards below and illuminated mirror above and wc. Wall and floor tiling.

Bedroom Two with built in wardrobes, laminate flooring, access to roof space and window overlooking gardens.

Bedroom Three with built in wardrobes and window overlooking gardens.

Bathroom/wc with corner bath, washbasin, bidet and wc. Wall and floor tiling.

Boiler Cupboard with Worcester gas boiler.

Outside

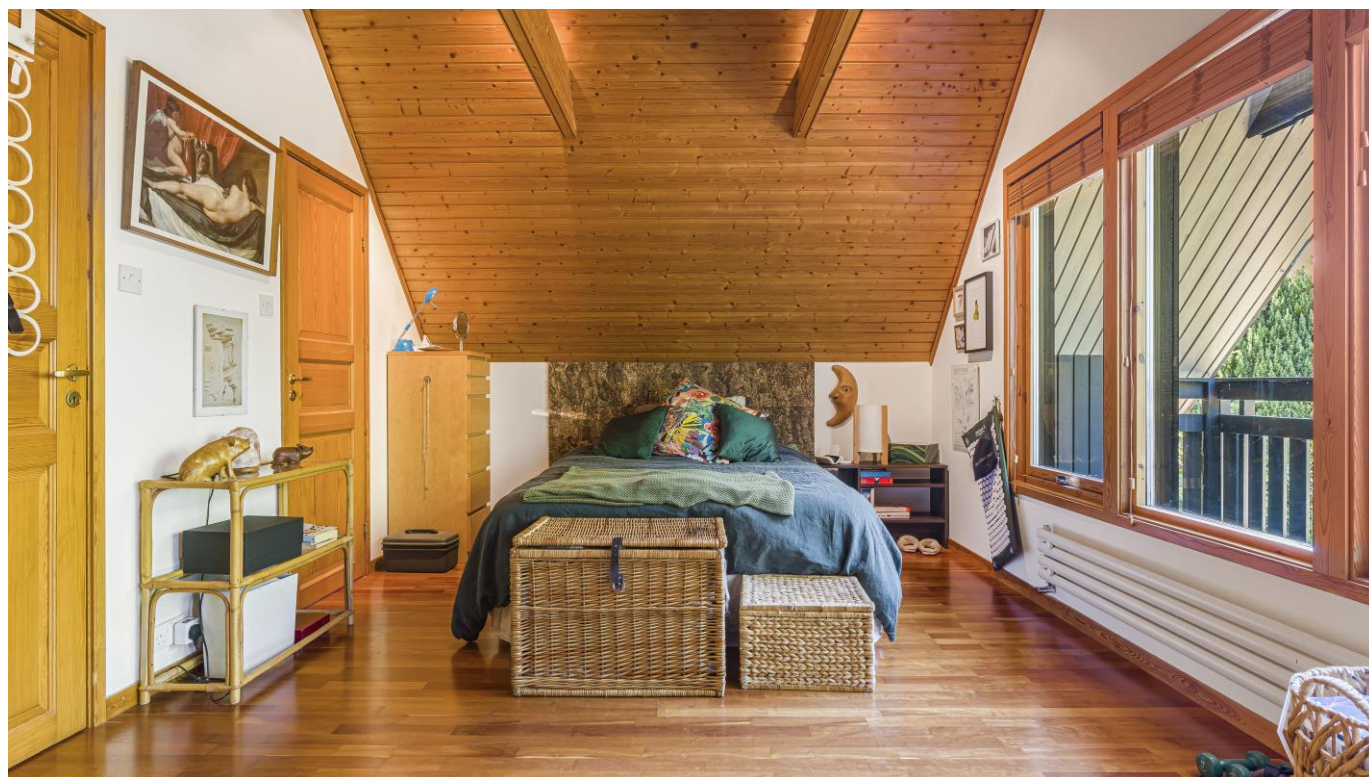
Detached Double Garage with twin up and over doors, light, power and storage above.

Large Shed.

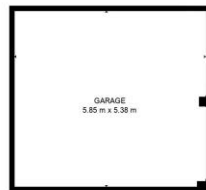
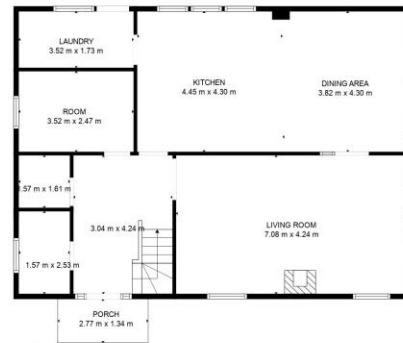
Covered Sun Loggia with lighting.

Private Mature Gardens with patio, ornamental pool, lawns, variety of mature trees, shrubs and bushes and flowering borders. Cottage style gardens to side and rear.

Solar panels are fitted to the property.







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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