



Oakwood Close
Shenstone, Lichfield, WS14 0JJ.



Sutton Coldfield
Fine Residential

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A SPACIOUS MODERN FAMILY RESIDENCE OCCUPYING AN ATTRACTIVE LOCATION IN A POPULAR AND VERY SOUGHT AFTER VILLAGE.

The property occupies an attractive setting on this popular development immediately adjacent to open parkland and is approached from Pinfold Hill. It is within walking distance of the village amenities and the railway station which offers regular cross city services to Birmingham and Lichfield City Centre.

Attractive in appearance the property stands well back behind a wide fore garden with lawn and drive approach.

The very well presented family accommodation briefly comprises:

Reception Hall with solid oak flooring.

Guest Cloakroom. Wc with concealed suite, wash basin, ceramic wall and floor tiling.





Sitting Room 12'6" x 17'6" into bay. Bay window looking out on to the front gardens.

Study 5'9" x 8'6" with window to front and solid oak flooring.

Kitchen/Breakfast with Dining Area 33' x 11'10". A range of contemporary handleless units including wall and floor cupboards and pan drawers. Large central island unit, quartz work surfaces and upstands and integrated appliances including Neff slide and hide oven, Neff microwave oven, Neff five zone gas burning hob with extractor above, fridge, freezer and dishwasher. Undermount 1 ½ bowl sink, solid oak flooring and sliding door opening to rear patio.

Conservatory with ceramic tiled floor and door to patio.

Utility 8'4" x 11'11" with range of fitted units including wall and floor cupboards, quartz work surfaces, undermount sink and plumbing for washing machine. Solid oak flooring and door to rear gardens.

Double Garage with electric garage door, light and power.





On The First Floor

Bedroom One 20'1" x 12'11" with built in wardrobes and two windows overlooking the front gardens and ceiling coving.

Ensuite Shower with quadrant shower enclosure, wc, pedestal wash basin, chrome ladder radiator, ceramic wall and floor tiling.

Bedroom Two 13'1" x 12'7" with fitted wardrobes and window to front.

Bedroom Three 9'11" x 11'11" with fitted wardrobes and window overlooking the rear gardens.

Bedroom Four 9'1" x 6'10".

Main Bathroom with large bath, wc, pedestal wash basin, ceramic wall and floor tiling.

Airing Cupboard.

Outside

Private Rear Gardens with paved patio, lawn, planted borders and mature shrubs and bushes with direct access into Shenstone Country Park.

Side Entrance.

EV Charging Port.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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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