

Lynn Lane

Stonnall, Lichfield, WS14 0ER

John German





Lynn Lane

Stonall, Lichfield, WS14 0ER

£1,200,000

A truly outstanding property which is beautifully presented and provides excellent family size accommodation, with the benefit of an outstanding leisure suite which comprises stunning swimming pool, hot tub, games room, sauna and gym. In addition there are lovely gardens with decked area directly overlooking adjacent countryside, tennis court and gated drive with three car detached garage.

Accommodation:

Most attractive reception hall which provides the most welcome introduction to this stunning property, having a beamed ceiling, stairs rising to the first floor landing, and particularly impressive flooring which extends into the guest cloakroom that is stylishly appointed having WC, wash basin and half tiled walls.

Elegant lounge with two front facing bow windows, fire surround and painted beamed ceiling.

Separate formal dining room that has an arch leading to the superbly presented dining kitchen, which has an extensive range of grey units with contrasting granite effect worksurfaces and a ceramic one and half bowl sink and drainer. Integrated appliances comprise induction hob with extractor canopy above, fridge freezer, dishwasher and a split level double oven. Further area of the kitchen which has a splendid island unit providing dining area, further cupboards beneath and a range of cupboards extending full width to one wall.

The first floor landing has an attractive range of built-in bookshelves and cupboards, in addition to a linen cupboard.

Five bedrooms, four of which are doubles, and one currently being used as a study. The principal bedroom is particularly impressive with dressing area, having a range of fitted furniture and leading to a beautifully appointed ensuite which is fully tiled and comprises shower, WC and wash basin on a granite top with integrated cupboards beneath, plus chrome radiator.

Particularly well-appointed family bathroom which has a bath with traditional chrome mixer tap and shower, and in addition to a separate shower. Oval wash basin with integrated cupboard beneath, full height tiling and two towel radiators.

Leisure suite:

An outstanding leisure suite which has changing rooms incorporating a utility area and also a WC and separate shower room. Beyond the changing rooms there is sauna and a separate gym. Stunning swimming pool with tiled surrounds and also having wide arches to sitting area, which have doors opening directly onto the patio and garden area, and within the sitting area there is also a hot tub. From the swimming pool there is a games room which has a bar, providing an excellent party room, and ample space for seating and billiard/snooker table.

Outside:

The property has the benefit of double gated entrance to a very spacious drive which is capable of parking numerous vehicles and also gives access to the detached three car garage that is particularly spacious and can accommodate three vehicles including the height to accommodate a four wheel drive vehicle. To the rear of the property there is a mainly lawned area and terrace with garden store, splendid raised deck which has been thoughtfully situated and directly looking onto beautiful views of the adjoining open countryside. The garden extends to the side and into a superb tennis court.

The property enjoys an enviable location and enjoys fine views, yet so convenient for commuters and modern day life. Easy access of the village of Stonnall, which has two welcoming village pubs and shops, and equally accessible to the hugely popular village of Shenstone which again has a range of reputable country dining pubs in addition to further shops, and a railway station which operates on the cross city line and gives excellent access directly into the cathedral city of Lichfield, Sutton Coldfield and Birmingham. The M6 toll road at Shenstone provides direct access into the national motorway network.

Agents notes:

1. The land registry document refers to rights, restrictions and covenants and a copy of which is available to view upon request.
2. There is no gas to the property and the central heating is oil fired.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway and Garages

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

4477.69 ft²

415.99 m²

Reduced headroom

9.77 ft²

0.91 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



