

St. Johns Hill

Shenstone, Lichfield, WS14 0JD



John German are delighted to offer this luxury two bedroom ground floor apartment offering generously sized living accommodation and forming part of the 'The Farthings' which is ideally positioned, set well back behind a screened frontage off St. Johns Hill, which is a private and exclusive development of luxury apartments within the desirable village of Shenstone.

Offers in excess of £475,000

John German

The thriving village of Shenstone is conveniently situated between the cathedral city of Lichfield and Sutton Coldfield. There is a range of pubs and restaurants, shops, excellent butchers, in addition to a railway station situated on the cross-city line serving Lichfield, Sutton Coldfield, Birmingham and beyond. The M6 toll is a short drive away and provides direct access onto the national motorway network. There is an intercity railway station at Trent Valley which provides direct access to London Euston taking approximately 1 hour 20 minutes. The Nearby cathedral city of Lichfield enjoys an extensive range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants and nearby road links include the A51, A38 and M6 Toll Road.

This luxury two bedroom ground floor apartment is a fantastic option for a wide range of buyers from professionals looking to take advantage of the nearby rail and road links with easy access into Birmingham New Street and the M6 toll road, or even downsizers looking for a secure lock up and leave property in a private village location, with lift access, a garage, allocated parking and a generously sized apartment offering over 750 square feet of internal space.

Internally the property has secure intercom entry leading into the entrance hallway, with carpeted flooring and a lift providing access to the first floor.

On the ground floor we have this generously proportioned two-bedroom apartment comprising of entrance door opening into the welcoming hallway with carpeted flooring, two storage cupboards, and doors off into the two bedrooms, family bathroom, breakfast kitchen and open plan lounge/diner.

There are two generously sized double bedrooms, with the master benefiting from built in wardrobes and its own en-suite shower room. The family bathroom comprises of low level WC, wash hand basin, white panelled bath, tiled flooring and walls and spotlights to the ceiling.

The impressive open plan lounge/diner has carpeted flooring, feature gas fire, two ceiling light points, French doors to both the front and rear aspects and a window to the rear aspect. The breakfast kitchen fitted with an extensive range of matching wall and base units, with granite worksurfaces over, tiled splashbacks, under cabinet lighting, a range of integrated kitchen appliances and spotlights to the ceiling.

Outside there are beautifully kept communal grounds, a single garage, and a separate allocated parking space.

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

Ground Rent: £0. **Service Charge:** £2,582.20

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

Property construction: Standard

Parking: Garage & parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

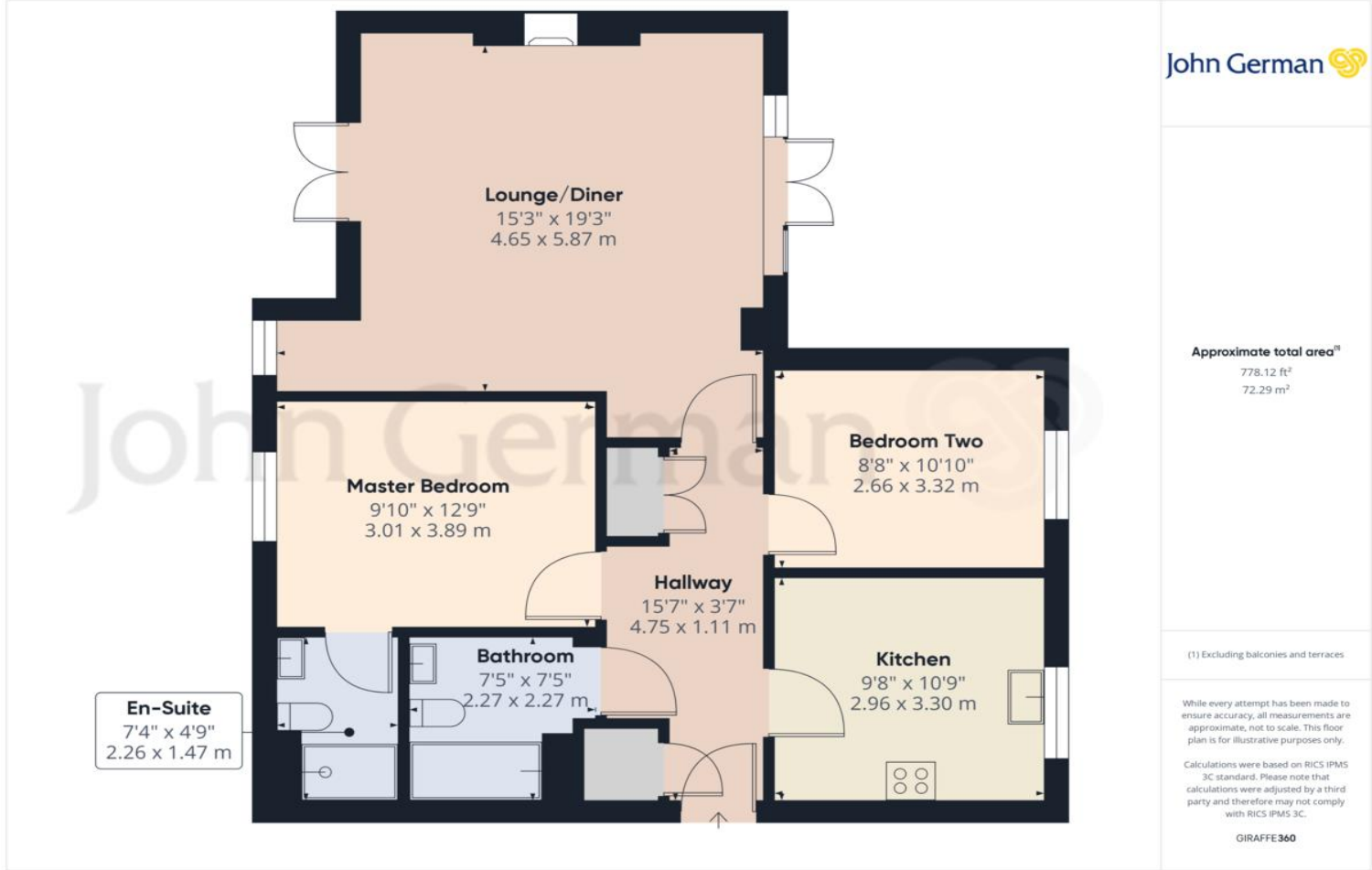
Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

Our Ref: JGA/05032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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The Property
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TRADING STANDARDS UK

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Agents' Notes

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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.

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