

Hollyhill Road

Shenstone, Lichfield, WS14 0JF

John German



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Offers Over

£1,750,000

An executive detached family residence spanning over 4000 square feet with secure gated parking and four car garage, situated within the highly desirable village of Shenstone.

Shereston House is a magnificent six bedroom detached family residence built by well regarded local developers Firstpost Homes in 2012 and has been lovingly cared for and further improved by its current owners with the addition of a fantastic orangery and professionally landscaped gardens. The family home sits proudly behind secure electric gates providing ample off-road parking for several vehicles with gate camera and secure intercom system, along with an extended four car double tandem garage with air-conditioning and electric up and over door. The home provides over 4000 square feet of internal living space spanning over two floors with four reception rooms, orangery, impressive open plan kitchen/dining/living space along with six bedrooms and five en-suite bathrooms.

The thriving village of Shenstone is ideally situated between the Royal Town of Sutton Coldfield and the Cathedral City of Lichfield and boasts a range of amenities, including a choice of village shops, butchers, train station, hairdressers, doctors' surgery, two churches, a community library/café and a superb choice of pubs! Shenstone station has direct links into Lichfield and Birmingham New Street. There are also bus routes to Lichfield, Walsall and Birmingham. For commuters nearby road links include the A5, A38 and M6 Toll Road. For local schooling the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and for secondary education it's the highly regarded King Edward VI School in Lichfield, along with a wider choice of private schooling available in the nearby town of Sutton Coldfield and cathedral city of Lichfield. The nearby cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs.

Internally, the entrance door opens into the imposing reception hallway with beautiful Karndean flooring, oak staircase rising to the first floor landing, large storage cupboard with double doors, spotlights to the ceiling and doors leading off to the ground floor accommodation.

There are four generously sized reception rooms, all versatile spaces and could be used for a range of purposes. They are currently set up as a formal living room, dining room, games room and sitting room.

The centre piece of the home is the impressive open plan kitchen/dining/living space having a ceramic tiled flooring, air conditioning and spotlights to the ceiling. The fully fitted luxury kitchen boasts an extensive range of wall and base units with Silestone work surfaces over, breakfast bar area and a range of Neff integrated kitchen appliances including two ovens, coffee machine, microwave, two warming drawers, induction hob, under counter fridge, wine cooler and space for a freestanding American style fridge/freezer. Within the living area of this room is a further range of hi-gloss units, Bose speaker inset within the ceiling and ceramic tiled flooring. Double doors open into the orangery which has a large roof lantern, ceramic tiled flooring, spotlights to the ceiling and bi-folding doors opening out to the rear garden.

Upstairs, there is a beautiful galleried landing with doors off to the six bedrooms and two large storage cupboards. The impressive master suite has dual aspect windows to the side and rear aspects, large walk in wardrobe, further fitted bedroom furniture, air conditioning, Bose speakers inset within the ceiling, and a large en-suite bathroom.

Bedrooms two, three, four and five are all generously proportioned double rooms and all benefit from en-suites and either walk-in or fitted wardrobes. Bedroom three further benefits from having air conditioning. Bedroom six is an ideal single bedroom but is currently being used as a home office.

This detached family home occupies a truly outstanding and very private setting in the heart of this most attractive village. The house stands well back behind a mature secluded fore garden, while to the rear and side of the property are almost half an acre of well laid out gardens, incorporating a greenhouse, two garden sheds, a variety of mature plants, trees and shrubs, sweeping lawned gardens, raised planting beds and patio seating areas and much more.

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: Drive & four car tandem garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas - new boiler installed in 2021 with a 10-year warranty (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 H

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

Our Ref: JGA/01052025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4744 ft²

440.8 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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



