

Birmingham Road

Shenstone, Lichfield, WS14 0JR

John German





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£765,000

Beautifully presented and stylish modern three storey detached house with the considerable benefit of extended accommodation comprising spacious contemporary style kitchen, dining and living space. Situated in an exceptionally popular village.



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A canopy porch entrance leads to a reception hall which provides a most welcoming introduction to this excellent property. There are stairs rising to the first-floor landing and a cloakroom fitted with a WC, wash hand basin and built in cloaks hanging cupboard.

There is a particularly elegant and spacious drawing room having a front facing bay window, a media wall with recessed remote log effect fire, and two sets of double doors opening to the reception hall and to the stunning open plan living, dining kitchen area.

The contemporary style kitchen has an excellent range of units with contrasting black granite worksurfaces, integrated sink and drainer, a Rangemaster oven, dishwasher and a recess housing an American style fridge freezer. The superb tiled floor extends into the dining and sitting areas. The dining area has a feature recess with further units and granite work surfaces. There is a part vaulted ceiling to the sitting areas with a Velux roof light, in addition to a lantern roof. Bifold doors open to the garden. The separate utility room has a further range of fitted cupboards, sink unit and space and provision for domestic appliances.

On the first floor are three bedrooms and the family bathroom. The second bedroom being en suite, having a shower with both conventional waterfall heads, twin ceramic wash basins set into an integrated unit, WC, contrasting wall and floor tiling and a chrome vertical radiator. The two further bedrooms on this floor have a range of fitted and built in wardrobes. The family bathroom is exquisitely tiled with a suite comprising bath with shower and screen above, pedestal wash hand basin, WC and a chrome towel radiator.

On the second floor, there is a principal bedroom suite which is exceptionally spacious and again has bespoke fitted bedroom furniture. The en suite has a shower, pedestal wash basin, tasteful tiling and chrome vertical radiator. Bedroom five is also on this floor.

The property is situated at the end of a shared private drive which provides parking for two/three cars and gives access to the garage which has a personal door into the utility room. There is a contemporary style rear garden with a paved terrace, artificial grass with raised sleeper bed and slightly raised sun deck.

Shenstone is undoubtedly one of the most popular villages in the area. It has an excellent vibe with several welcoming country pubs, shopping facilities and a railway station which gives superb access to Birmingham city centre, cathedral city of Lichfield and other suburban holts on the cross city line. The M6 toll is less than 2 minutes' drive away and provides direct access into the national motorway network.

Note: The Land Registry document refers to rights, restrictions and covenants and a copy is available upon request.

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

Property construction: Standard

Parking: Drive & garage

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 G

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

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

www.lichfielddc.gov.uk

Our Ref: JGA/13062025

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.







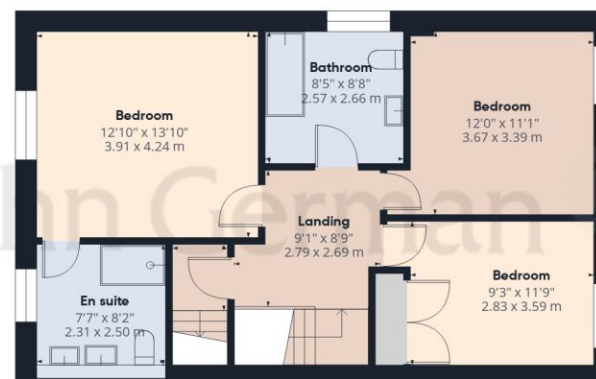




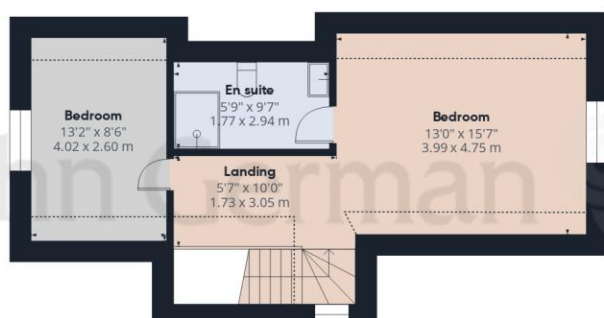




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2414 ft²

224.1 m²

Reduced headroom

90 ft²

8.4 m²

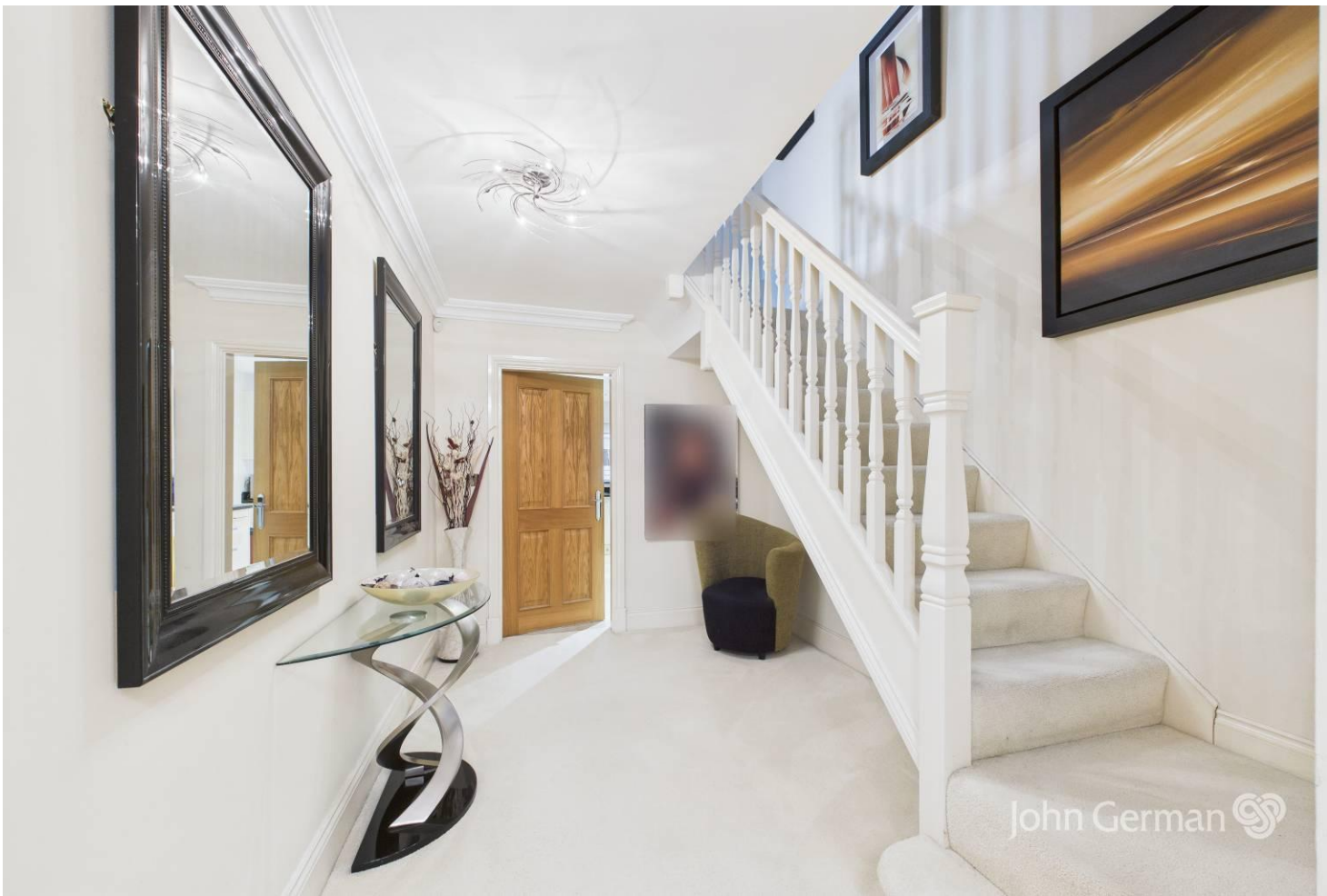
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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