

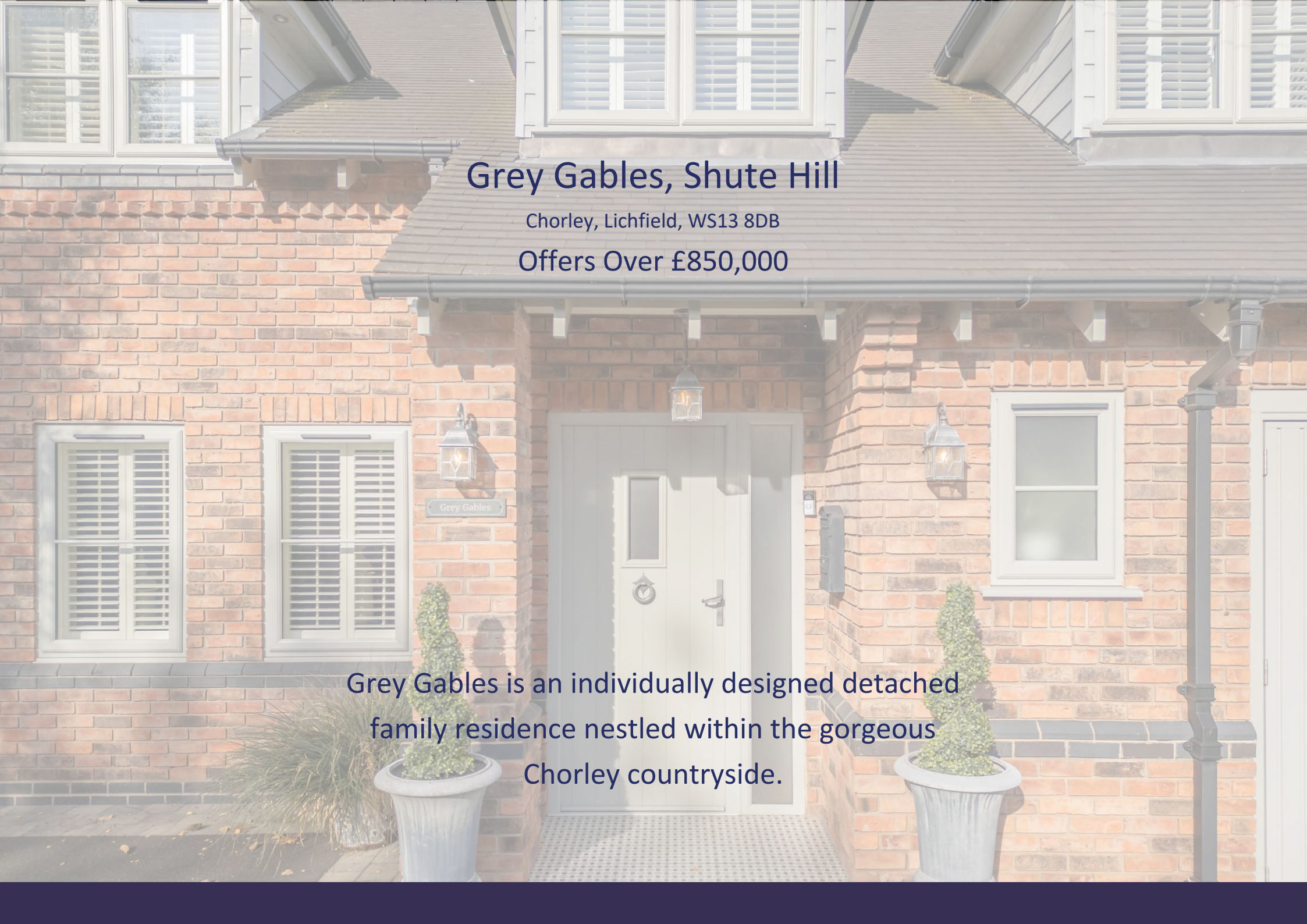
# Grey Gables, Shute Hill

Chorley, Lichfield, WS13 8DB

John   
German







# Grey Gables, Shute Hill

Chorley, Lichfield, WS13 8DB

Offers Over £850,000

Grey Gables is an individually designed detached family residence nestled within the gorgeous Chorley countryside.

Grey Gables is an impressive, individually designed and built family home located in the ever popular Staffordshire village of Chorley. The home has been finished to a very high specification throughout and enjoys underfloor heating, a stunning open plan kitchen/dining/living space, formal living room, useful boot room/utility and four spacious double bedrooms, all with en-suite shower rooms.

The highly desirable village of Chorley is an idyllic location, being within easy access of the nearby town of Burntwood, along with cathedral city of Lichfield, enjoying a range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll road. For local schooling there are a choice of primary schools in both Burntwood and Lichfield, and for secondary school this home falls into the catchment area for The Friary High School, off Eastern Avenue.

Internally, the property is accessed via a composite entrance door with obscured double-glazed window inserts, leading into a welcoming hallway. The hallway features elegant Karndean flooring with underfloor heating, ceiling spotlights, and carpeted stairs rising to the first-floor landing. There is a useful storage cupboard, and panelled doors provide access to the guest cloakroom, formal living room, and the open-plan kitchen/dining/living area.

The guest cloakroom is fitted with a contemporary white suite, including a dual flush low-level WC and a vanity wash hand basin. It also benefits from Karndean flooring with underfloor heating, ceiling spotlights, a chrome heated towel rail, and a UPVC double-glazed window to the front aspect.

The formal living room has a spacious yet warm and cosy feeling, having three UPVC double glazed windows to the front aspect, rustic brick fireplace with wooden mantel piece and brick hearth, spotlights to the ceiling, feature wall panelling and underfloor heating.

The heart of this impressive home is the stunning open-plan kitchen/dining/living room - a must have for modern family living. The high quality fitted kitchen has an extensive range of matching wall and base units incorporating display cabinets and larder cupboards, complementary polished granite work surfaces, matching island with inset sink and drainer unit with chrome style mono tap and seating for up to six people, two matching eye-level ovens, each having pull-out hot plates, double width pantry doors to internal shelving, an integral dishwasher and a centrally positioned wine chiller. There is space for a large American style ridge/freezer, spotlights to the ceiling and two ceiling light points above the breakfast island. The lovely Karndean flooring with underfloor heating extends to the dining area, which has a large lantern to the ceiling, and the living area, which has a media wall with electric fire, space for a TV, and display cabinets with lighting. Both French doors and bi-folding doors lead out to the rear garden.

Completing the ground floor is the large utility/boot room with a range of matching larder style wall and base units, an enamel Belfast sink with wooden worksurfaces, space and plumbing for both washing machine and tumble dryer, Karndean flooring with underfloor heating, fitted wooden seating bench, door out to the side of the property, and a door to the luxury ground floor shower room.

Upstairs, there are four spacious double bedrooms, all of which benefit from underfloor heating and their own luxury en-suite shower rooms with underfloor heating and modern décor. The master bedroom also has its own walk-in dressing room.

Grey Gables sits proudly back off the road from Shute Hill and is approached via electrically operated secure entrance gates with brick built pillars and wall surround. There is a large tarmac driveway with block edging providing ample off-road parking for numerous vehicles, along with access into the garage store area. To the rear of the home is a delightful landscaped rear garden with countryside views to the rear, a low maintenance artificial lawn, generously sized patio seating area, and a variety of plants and shrubs.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/17102025

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

Approximate total area<sup>(1)</sup>

2572 ft<sup>2</sup>

239.1 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

4 m<sup>2</sup>

(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.

GIRAFFE360



## 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             |         | 74 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johnngerman.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



