

# Richard Cooper Road

Shenstone, Lichfield, WS14 0NN

John German



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Offers Over £550,000

An impressive and extended semi-detached family home situated in the highly sought-after village of Shenstone.



This extended and superbly presented family home is situated on Richard Cooper Road in the sought-after village of Shenstone. Shenstone is ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including an choice of village shops, butchers, village train station, hairdressers, a library and superb choice of pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling, the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and the highly regarded King Edward VI School in the nearby cathedral city of Lichfield. Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll road.

Internally, the property comprises of a porch entrance leading into the welcoming hallway with wooden style flooring, carpeted stairs rising to the first-floor landing, and doors off to the ground floor accommodation.

The first of three versatile reception rooms is the study/bedroom four with wooden style flooring, spotlights to the ceiling and a uPVC double glazed window to the front aspect with fitted plantation style shutters.

The second room to the front is a warm and inviting snug with carpeted flooring, ceiling light point, oak style door to the hallway, uPVC double glazed window to the front aspect, and double doors opening into the living room, which has carpeted flooring, a feature fire, ceiling light point and oak style door leading back to the hallway.

Accessed via a large opening from the living room and an oak veneered door from the hallway, is the impressive open plan kitchen/diner. This space is the heart of the home, designed with modern family living in mind, having two roof lanterns allowing natural light to fill the room, a beautiful herringbone style flooring, uPVC double glazed window to the rear aspect, and bi-folding doors opening out to the rear garden. The stunning kitchen is fitted with a range of matching wall and base units with a variety of integrated kitchen appliances, an island unit and space for a freestanding range style cooker and dishwasher.

There is a separate utility room with space and plumbing for both a washing machine and tumble dryer, wall mounted boiler, spotlights to the ceiling and a door out to the side aspect.

Completing the ground floor is the guest cloakroom, fitted with a low level WC, wash hand basin with tiled splashback, ceiling light point and radiator.

Upstairs, there is a spacious landing with doors off to the three generously proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes, and bedroom three benefiting from its own en-suite shower room. The family bathroom has a bath with rainfall shower over, low level WC, wash hand basin with storage below, spotlights to the ceiling, wooden style flooring, and two uPVC double glazed windows to the rear aspect.

Outside, to the front of the property is a block-paved driveway providing ample off-road parking for various vehicles. To the rear of the home is an enclosed garden with a large decked seating area, decorative stoned area, lawn, shed and a superb garden cabin/home office with power, lighting and spotlights to the ceiling.

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

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

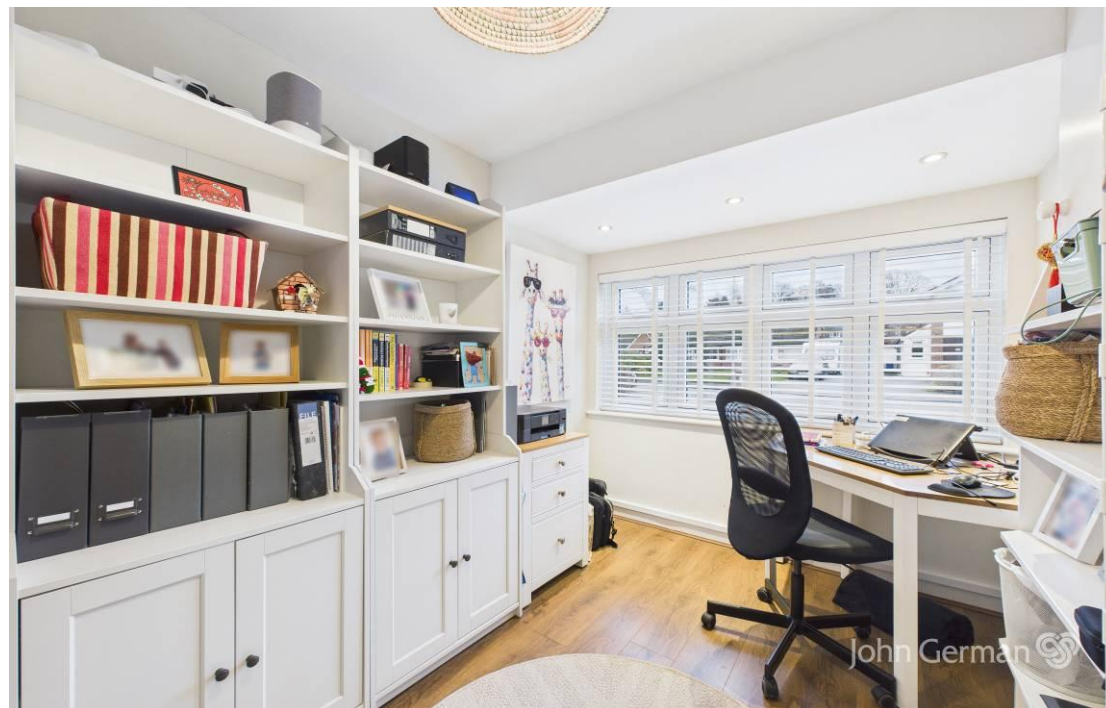
**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

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

**Our Ref:** JGA/26012026

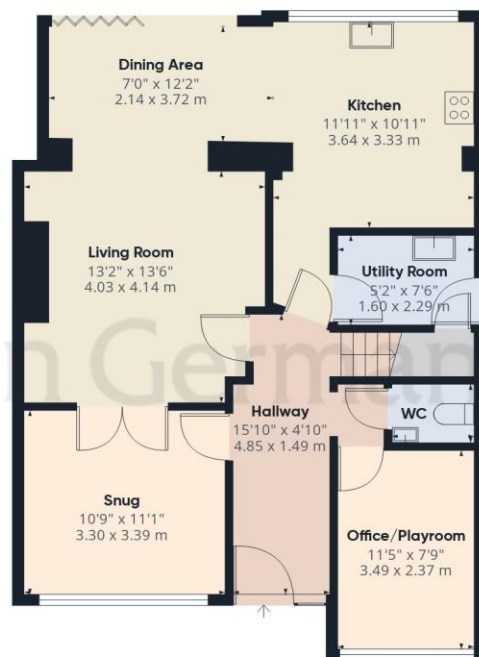
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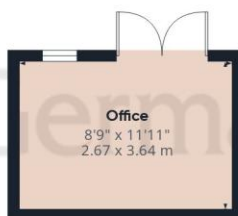




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1477 ft<sup>2</sup>

137.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

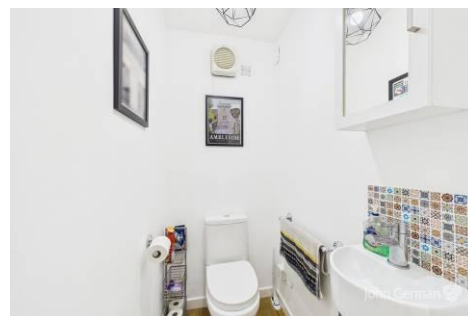
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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