



Avalon House, Court Drive, Shenstone,
Staffordshire

1 Court Drive, Shenstone

Lichfield **WS14 0JG**

The tranquil village of Shenstone is situated between the cathedral city of Lichfield and The Royal Town of Sutton Coldfield.

Shenstone has many pubs with restaurants and boasts facilities including a Post Office, dentist, GP surgery/ pharmacy, convenience stores, primary school, and an award-winning butcher.

A 10-minute, level walk away from the train station and village amenities lies Court Drive, a private residential road whose edge-of-village location is ideal for walks in the Staffordshire countryside.



Guide price: £1,125,000

Tenure: Freehold

Local authority: Lichfield District Council

Council tax band: F

Avalon House

Approaching from the stone pillars at the entrance to the Drive, the landscaped fore garden is striking and immaculate. A tarmac driveway provides generous parking and access to the single garage with an up-and-over door and an adjacent EV charging point.

From the front porch, the solid wood front door opens to a welcoming reception hallway. Doors radiate to the sitting room, kitchen/dining room, and the inner hallway which provides access to the two ground floor bedrooms, a family bathroom, and the first floor.

The beautifully appointed sitting room is flooded with natural light. A triple aspect provides lovely views of the fore, side, and rear gardens. Sliding patio doors open to invite the gardens inside during the warmer, sunnier months. There is a modern fire surround with a dual fuel log burning stove creating a further focal point.



The contemporary kitchen is spacious and bright, fitted with a superb range of handle less matt finish units including a walk-in corner larder. A central island unit provides further storage and preparation space, pop-up power points, and a breakfast bar-style seating area. There is a comprehensive range of integrated appliances and a sleek multi-function extractor fan over the induction hob.

The kitchen blends seamlessly into an open-plan dining/family room. Windows to all three walls provide glorious views and make this space feel wrapped in greenery. French doors open to the courtyard-style patio which in turn creates a lovely flow through the patio doors into the sitting room, perfect for summertime entertaining.

The kitchen also provides access to versatile space ready-plumbed for an American-style fridge-freezer. A stable door opens to the rear garden, making this area perfect for kicking off walking or gardening boots.

Continue through to a large utility room with space for a washing machine and tumble dryer beneath a worksurface with an integrated granite sink. A large double unit provides further storage, opposite a cloakroom and boot storage area. Adjoining rooms include a WC and a boiler room complete with a broom cupboard and through-access to the garage.



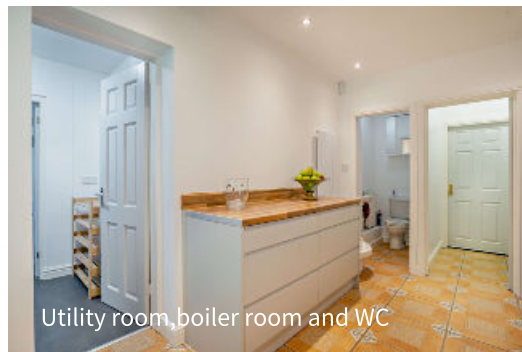
Kitchen



Open plan dining/family room



Utility room



Utility room, boiler room and WC



Large contemporary kitchen
flowing through to the open plan
dining/family room.

Bedroom three is located at the front of the house via the inner hallway and has a large window that provides plentiful natural light and front garden views. It is currently used as a music room.

Bedroom four is a generous size and has equally pleasant front garden views. It is also currently used as a home office/study.

The family bathroom is located next door and has the benefit of a shower over the bathtub.

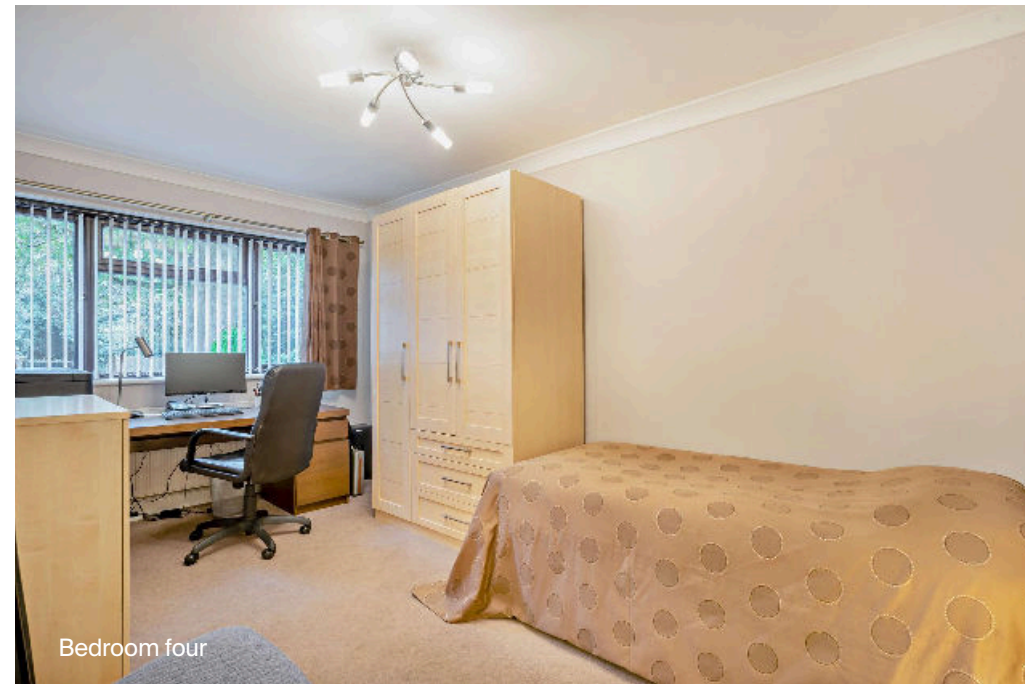
Together, this versatile suite of rooms could easily accommodate single-storey living.



Bedroom three



Ground floor family bathroom



Bedroom four



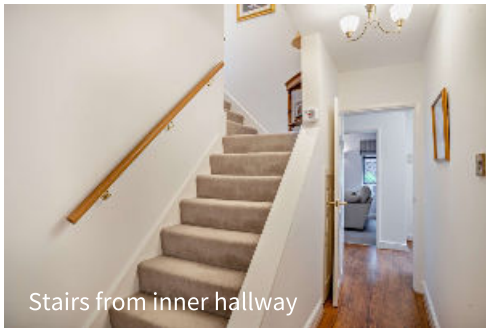
Principal bedroom

Upstairs

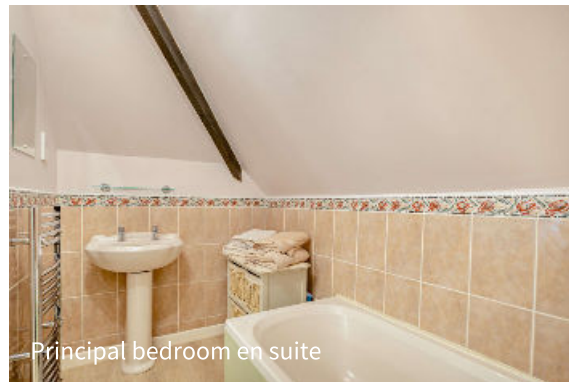
From the inner hallway stairs rise to a landing area with a window providing ample light and a lovely view of the rear garden.

The delightful principal bedroom is warm and inviting. This large and relaxing room has the benefit of rear garden views and an en suite bathroom. It also has numerous lit storage cupboards under the eaves.

Bedroom two enjoys front aspect views and has an airing cupboard fitted with a hot water cylinder. Both first floor bedrooms have potential for expansion (STPP).



Stairs from inner hallway



Principal bedroom en suite



Bedroom two



Front aspect

Gardens

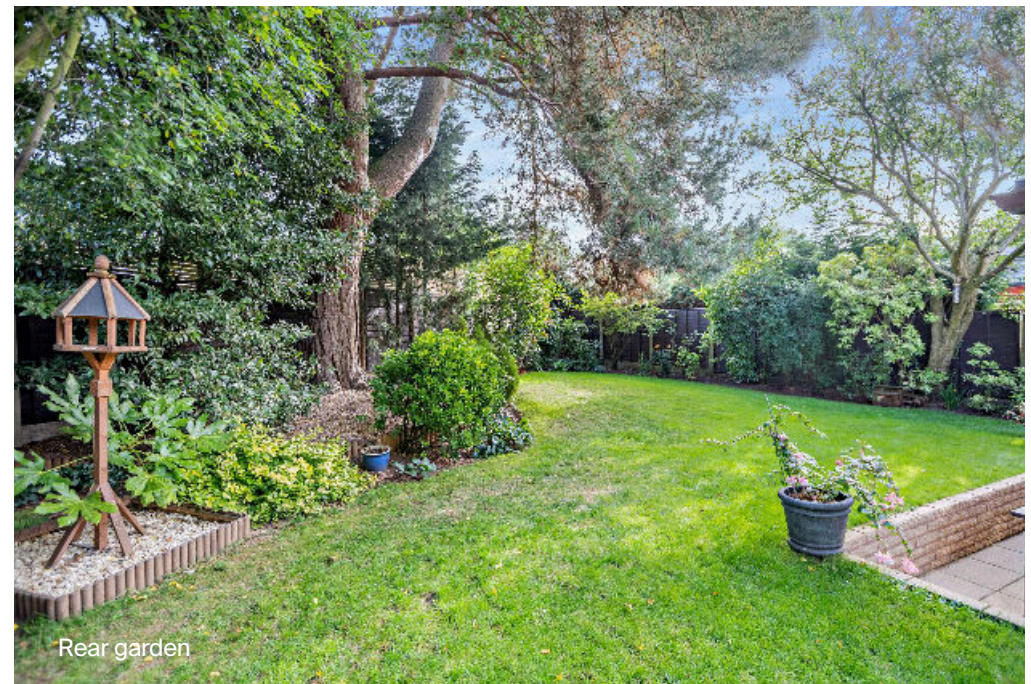
The front and rear gardens are delightful and thoughtfully landscaped. A superb patio wraps around the house, connecting the two. At the rear is an area ideal for entertaining. Steps rise to a level lawn with mature planted borders and trees providing peace, tranquillity and privacy.

Services

Mains water, electricity, gas, and drainage, ADT-installed alarm.



Rear garden



Rear garden



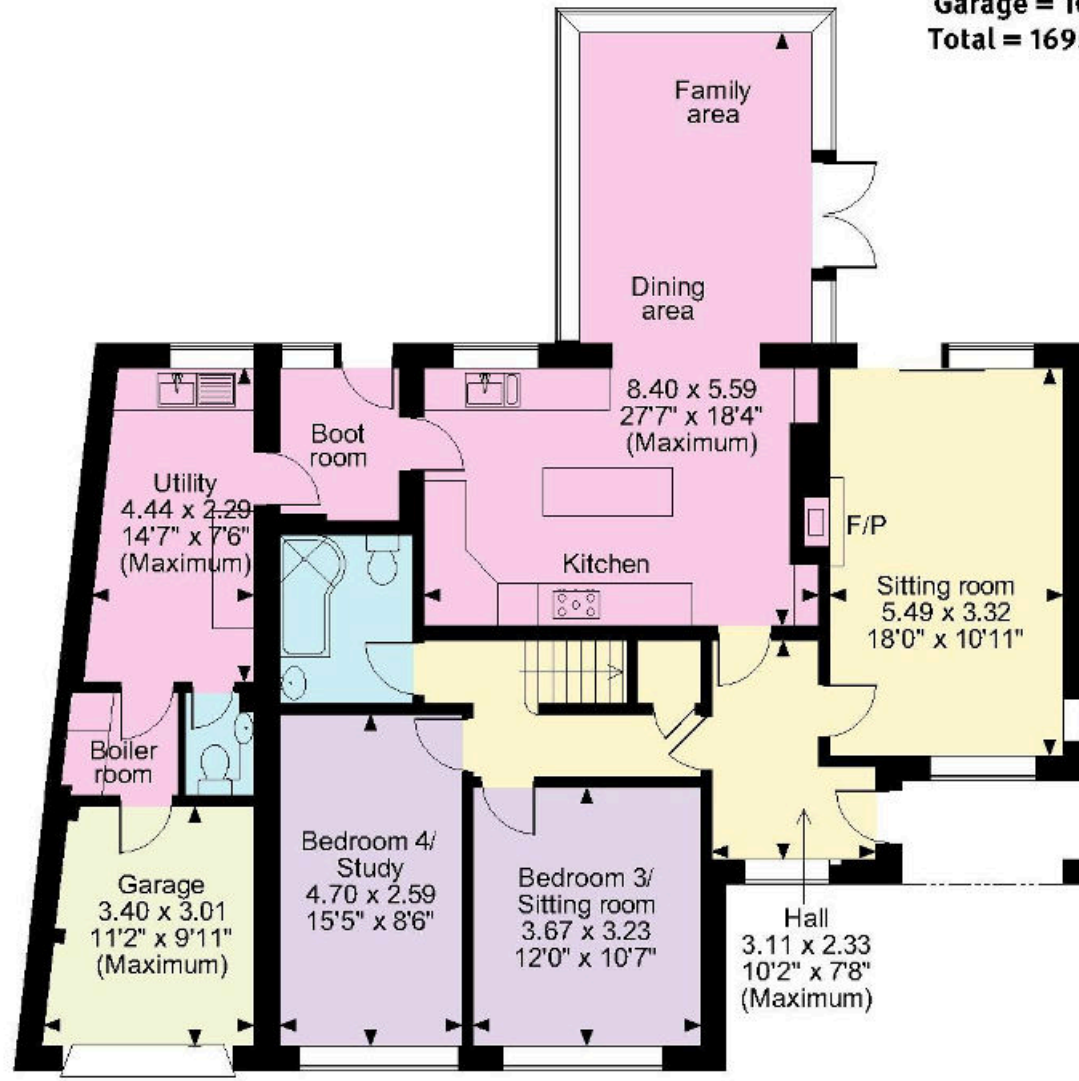
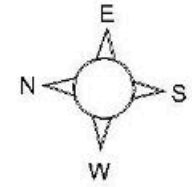


APPROXIMATE GROSS INTERNAL FLOOR AREA

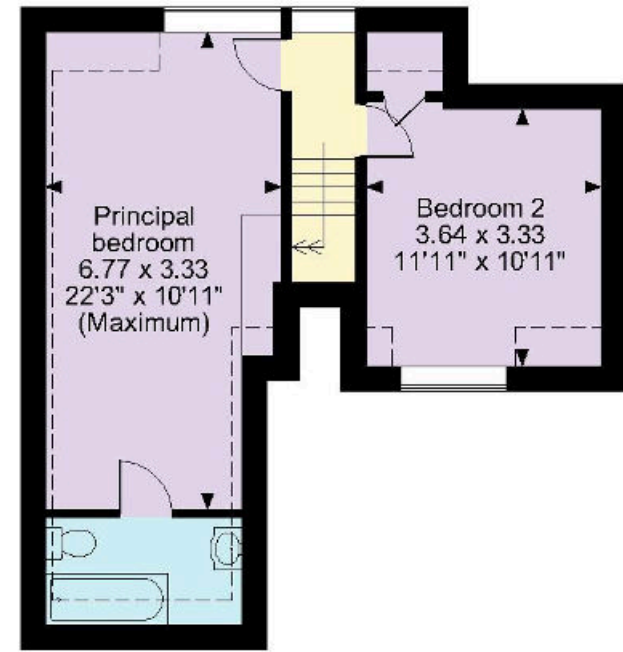
Main House = 159sq.m (1,716sq.ft)

Garage = 10sq.m (103sq.ft)

Total = 169sq.m (1,819sq.ft)



ground floor



first floor

□□□□ Denotes restricted head height

Connectivity

Shenstone is conveniently placed for access to the main arterial routes and the national motorway network via the M6 Toll, A38 or the A5, and benefits from a railway station on the Cross-City line connecting Redditch to Lichfield Trent Valley via Birmingham.

The twice hourly trains to Lichfield Trent Valley connect with high-speed services to London Euston (1 hr 20 mins). In the other direction the train takes you to Birmingham New Street Station for access to the West Coast main line or onwards to the University of Birmingham Station for top private schools and the university campus. Change trains at Birmingham New Street for easy access to Birmingham International Airport.

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Weston Road Stafford

Sarah Briggs

ST18 0BF

0121 233 6400

[knightfrank.co.uk](https://www.knightfrank.co.uk)

sarah.briggs@knightfrank.com



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Particulars dated October 2023. Photographs and videos dated October 2023.

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