



4 The Old Coach House  
Lynn Lane, Shenstone, WS14 0EN



MARK BENTLEY  
ESTATE AGENT



# 4 The Old Coach House

Lynn Lane, Shenstone, WS14 0EN

*A stunning three/four bedroom two bathroom contemporary freehold barn conversion with a superb 35' dining kitchen & living room, separate utility room and good sized east facing rear garden with super views over open countryside.*

The Old Coach House development which comprises 11 gorgeous 2, 3 & 4 bedroom barn conversions sits behind double gates and an impressive driveway offering both security and a lovely rural setting with uninterrupted views over open fields and countryside.

The very popular village of Shenstone is just a mile away and offers a good range of village shops, four popular pubs, village & church hall, railway station with services to Lichfield, Birmingham and beyond and access to the M6 Toll Road.

The village of Stonnall is just over 1.5 miles away and also offers a selection of village shops, two village pubs and access to the A452 Chester Road which leads to mains roads to Aldridge, Sutton Coldfield, Birmingham etc.

**4 The Old Coach House** which was built only 2 years ago offers stunning immaculately presented accommodation which can only be fully appreciated by a full internal viewing.

On the ground floor is a very large reception hall with a guest cloakroom, Bedroom 3, Bedroom 4/Sitting Room and a superb 35' Dining Kitchen and Living Room.

On the first floor is the principal bedroom with panoramic view and a well appointed en-suite shower room, Bedroom 2 and a super family bathroom.

Note. There is underfloor heating on the ground floor and radiators on the first floor.





## Ground Floor

### **Contemporary Porch**

#### **Large Reception Hall**

Main entrance door with glazed side panel, doors to Bedroom 3, Bedroom 4/Sitting Room, Cupboard with water cylinder, Guest Cloakroom, Dining Kitchen & Living Room and stairs to the first floor.

#### **Guest Cloakroom**

White suite comprising wash basin with cupboard under, WC, towel rail and half height wall tiling.

#### **Bedroom 3 3.67m x 3.31m**

Fitted wardrobes and window facing front.

#### **Bedroom 4/Sitting Room 4.56m max x 3.75m**

Wide feature window overlooking the patio, rear garden and countryside views beyond.

#### **Superb Dining Kitchen & Living Room 10.62m max x 4.49m**

Comprehensive range of fitted contemporary kitchen units including fitted base cupboards and drawers with long work surfaces over, matching wall cupboards and  $\frac{3}{4}$  height units, Eye catching mirror splashback tiling, sink, built in appliances including hob unit, two ovens, fridge and freezer and dishwasher, large feature central island with cupboards, drinks fridge and space for up to 8 stools, feature sky light over, feature fire with recess for TV over, wide window facing the patio with sliding doors and separate door to the patio and another wide window overlooking the rear garden with sliding doors to the rear garden and views over fields and countryside beyond.

#### **Utility Room 2.05m x 1.55m**

Fitted work surface and base cupboard, wall cupboards, storage cupboard, plumbing for washing machine, space for tumble dryer and Logic gas fired central heating boiler.

## First Floor

### **Landing**

Doors to Bedrooms 1 & 2 and the family bathroom.





**Bedroom 1 4.20m x 3.36m**

Excellent range of fitted wardrobes, radiator, large window overlooking the rear garden and open field and countryside beyond and door to:

**En-Suite Shower Room**

Walk in shower, wide wash basin set on vanity unit with drawers under, WC, heated towel rail, full height wall tiling and window facing rear.

**Bedroom 2 4.47m max x 3.42m**

Radiator and window facing front.

**Family Bathroom**

Large free standing bath, wash basin set in vanity unit with Cupboard under, full height wall tiling, heated towel rail and window facing front.

**Outside****Foregarden**

Lawn, shrubs and wide pathway.

**Good Size East Facing Rear Garden**

Large paved patio, large lawn, border beds and shrubs, pole and role boundary fencing with gate to rear driveway and super views over open fields and countryside.

**Parking**

4 The Old Coach house has two allocated parking spaces. There is also potential to create more parking space at the bottom of the rear garden via the rear driveway and there are visitor parking spaces.

**General Information**

**Tenure:** Freehold

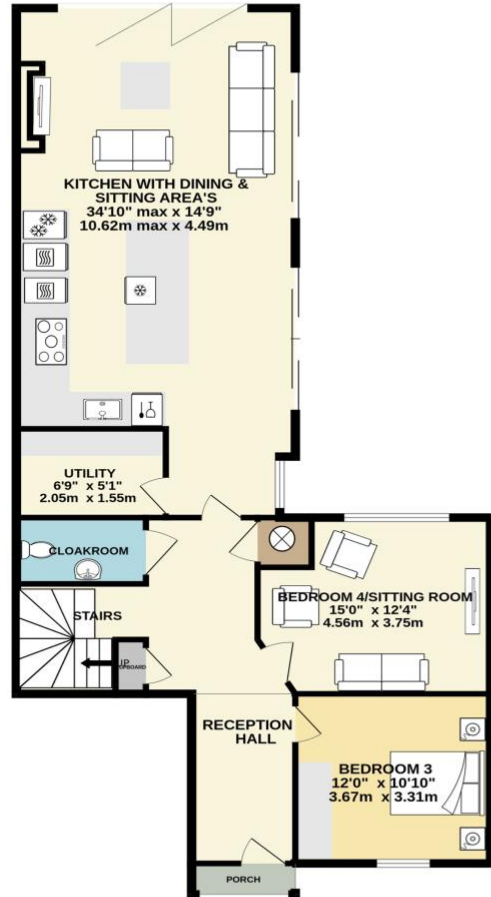
**Council Tax Band:** F

**Viewing:** Call 0121 353 6212 or 07768 035065 or email [Mark.bentley@exp.uk.com](mailto:Mark.bentley@exp.uk.com) to arrange an appointment to view this stunning home.

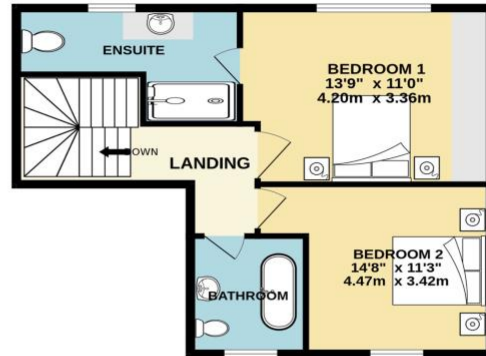




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan ©2023



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



**MARK BENTLEY**  
ESTATE AGENT



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.