



Millbrook Drive,
Lichfield, WS14 0JL

£700,000

CUL DE SAC LOCATION IN SHENSTONE VILLAGE

Welcome to Millbrook Drive in Shenstone. This wonderful location boasts a private position at the end of a cul de sac, within convenient distance of popular local amenities, highly rated schooling, and transport links including Shenstone Train Station with connections to Lichfield City and then London, and also Sutton Coldfield and Birmingham.

Boasting a variety of impressive features fit for a growing family, this home greets you with a large driveway providing ample parking space, and attractive curb appeal.

Through the spacious entrance hallway is a bright living room, featuring a box bay window and plenty of leisure space throughout, with an attractive modern window looking into the stunning garden room.

The kitchen/diner provides a family with fantastic social entertainment space, with fitted appliances and storage throughout, a separate utility room with side access, and flowing beautifully into an extended garden room overlooking the private rear garden.

This garden room provides a wonderful space for relaxation and entertainment, with attractive swing and slide doors opening out on to the patio, with two large sky light windows providing plenty of natural light throughout.

Further to the ground floor is a very large room (formally the garage), currently used as a double bedroom. However, this is an extremely versatile space providing flexibility for a wide range of uses such as a gym, an office, a music room or a bed sit. There is a modern fitted shower room off the hallway next to the large room.

Upstairs off the landing are four brilliant size bedrooms and a main family bathroom. The master bedroom benefits from a private ensuite shower room and attractive box bay window, and also features fitted wardrobes, which bedrooms two and three also benefit from.

Outside is a truly wonderful rear garden. This beautifully maintained space is well established, and provides ample privacy and light on to the social patio areas and neatly kept lawn.

Tenure: Freehold

Council Tax Band: F



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hallway

12' 2" x 7' 9" (3.71m x 2.36m)

Lounge

22' 1" x 10' 10" (6.74m (into bay) x 3.29m)

Kitchen/Diner

18' 3" x 11' 5" (5.56m x 3.48m)

Garden Room

17' 9" x 10' 4" (5.41m x 3.15m)

Utility

8' 8" x 5' 8" (2.64m x 1.73m)

Ground Floor Bedroom

15' 9" x 10' 0" (4.80m x 3.05m)

Ground Floor Shower Room

8' 10" x 4' 7" (2.70m x 1.39m)

Bedroom One

13' 0" x 10' 4" (3.97m (into bay) x 3.15m)

En-Suite

10' 1" x 4' 6" (3.07m x 1.36m)

Bedroom Two

14' 1" x 8' 8" (4.29m x 2.65m)

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Bedroom Four

8' 8" x 6' 8" (2.65m x 2.04m)

Bathroom

8' 4" x 7' 5" (2.54m x 2.27m)

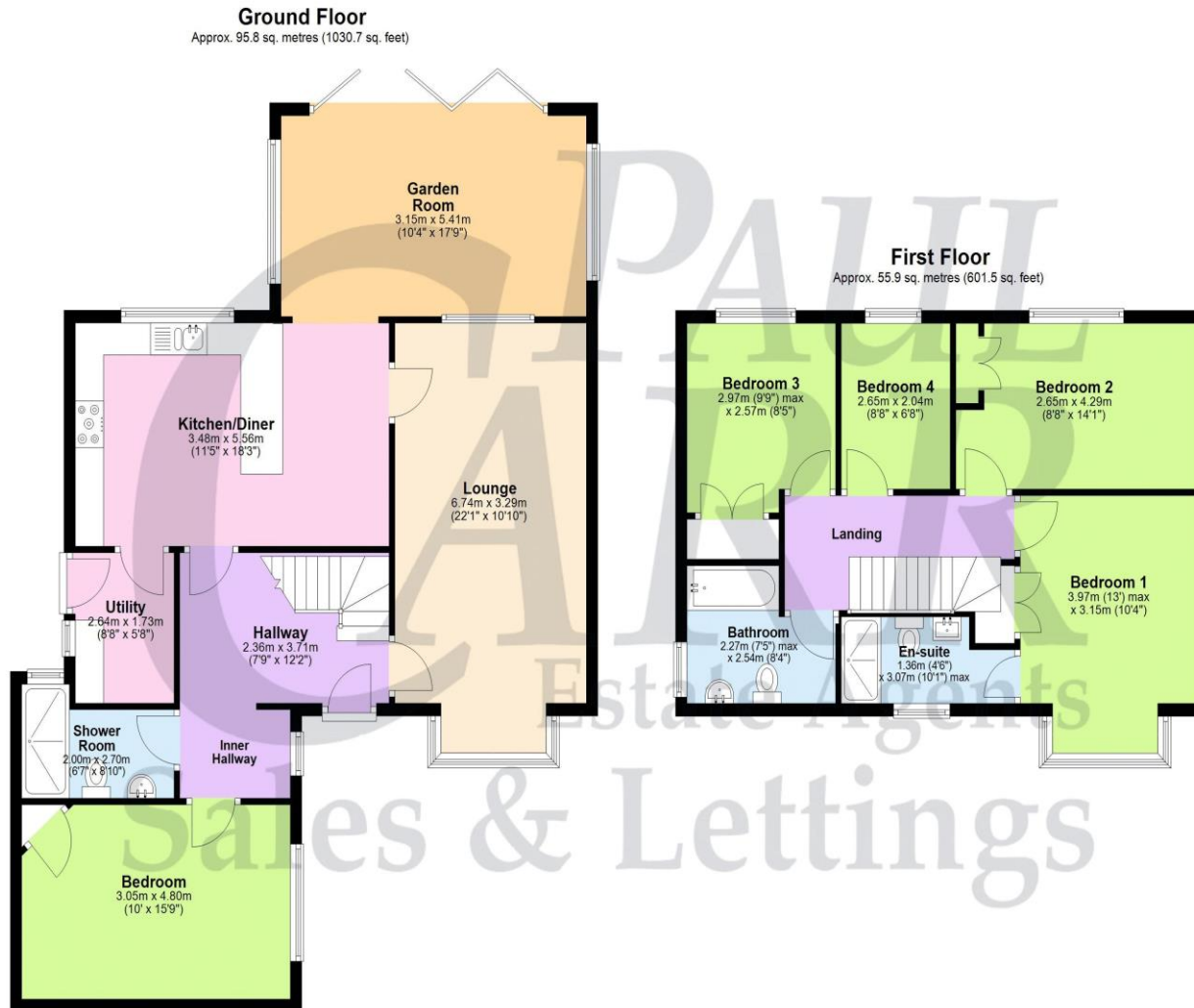






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

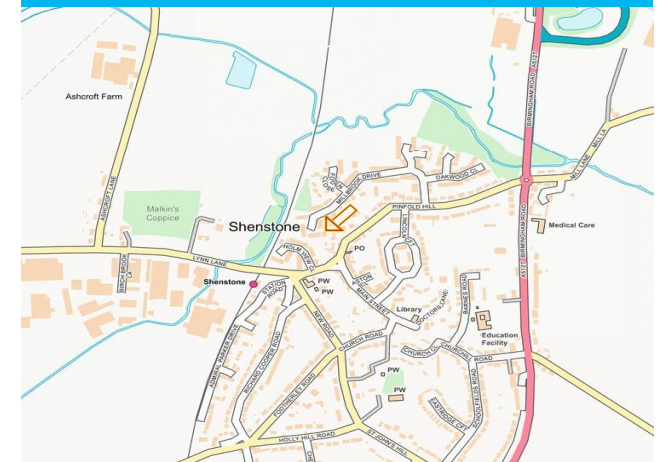


Total area: approx. 151.6 sq. metres (1632.2 sq. feet)

Energy Performance Rating

**New
instruction
EPC to follow**

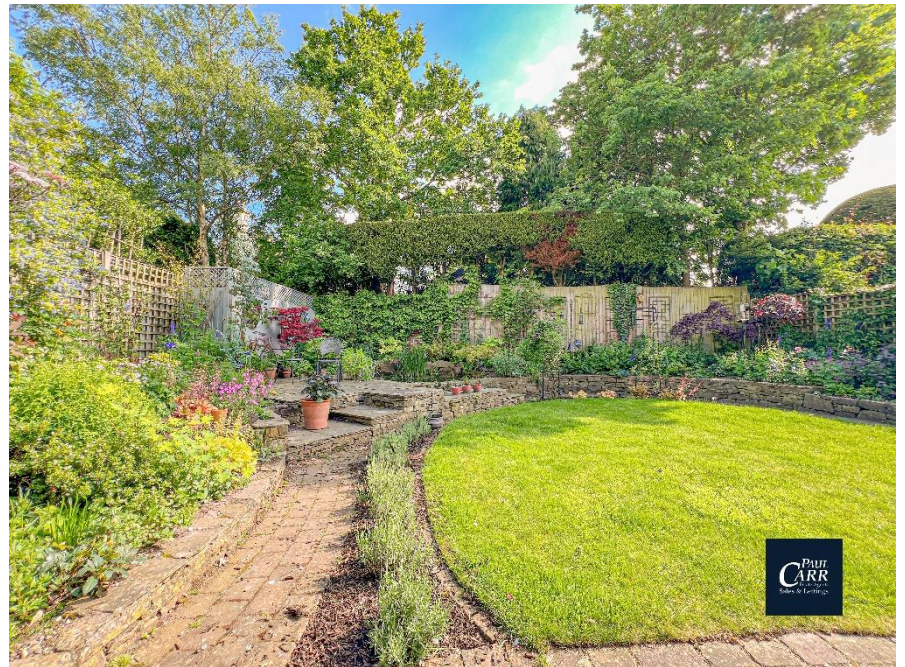
Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: