



Lincoln Croft, Shenstone
Lichfield, WS14 0ND

£725,000

Located in the highly desirable village of Shenstone, this fantastic opportunity is within a stones throw of a variety of popular local amenities, local schooling, and transport links including a train station with speedy access to Lichfield, Sutton Coldfield, and Birmingham. Shenstone railway station stops by the popular areas of Four Oaks, Lichfield City, Birmingham and Redditch, and with Lichfield's connections into London, this provides an ideal commuter route for any potential buyers.

Approached via a paved driveway with ample parking space and a charming front lawn, the internal accommodation briefly comprises of a bright welcoming entrance hallway with guest W.C and store cupboard, leading into a cosy versatile snug/study to the fore. The dining room is also situated at the front of the property, with sliding doors into a wonderful extended living room, with French doors out to the rear garden.

There is an impressively modern and extended kitchen/diner, with plenty of fitted storage space throughout and modern appliances, with a social breakfast bar, and a separate utility room with integral access to a deceptively large garage.

Upstairs off the spacious landing are four/five family sized bedrooms, and a main bathroom. Most bedrooms benefit from fitted wardrobes/storage space, and have stunning private views to the rear over the garden as well as pleasant views to the fore.

The master bedroom further benefits from a private en-suite shower room, and bedroom five has the potential to be an ideal study for flexible hybrid workers, with eaves storage.

Outside is a truly wonderful garden, beautifully maintained by the current owners, with a large social patio area, side access to the front of the property, and a cosy gravel section tucked away to the rear providing ample garden storage space, with a gate on to the Shenstone Playing Fields.

We can confirm the property is Freehold
Council Tax Band is F
Services Connected: Gas/electric/water/drainage.



PAUL CARR
Estate Agents
Sales & Lettings

Hallway
14' 2" x 4' 7" (4.32m x 1.40m)

Snug
9' 10" x 9' 5" (2.99m x 2.87m)

Lounge
19' 8" x 10' 10" (6.00m x 3.31m)

Dining Room
13' 5" x 10' 11" (4.09m x 3.32m)

Kitchen/Diner
16' 2" x 14' 10" (4.92m x 4.52m)

Utility
11' 7" x 10' 2" (3.53m x 3.11m)

Integral Garage
22' 2" x 10' 4" (6.76m x 3.15m)

Downstairs W.C.
6' 5" x 5' 10" (1.96m x 1.79m max)

Bedroom One
16' 3" x 10' 3" (4.96m x 3.13m)

En-suite
9' 7" x 4' 7" (2.92m x 1.39m)

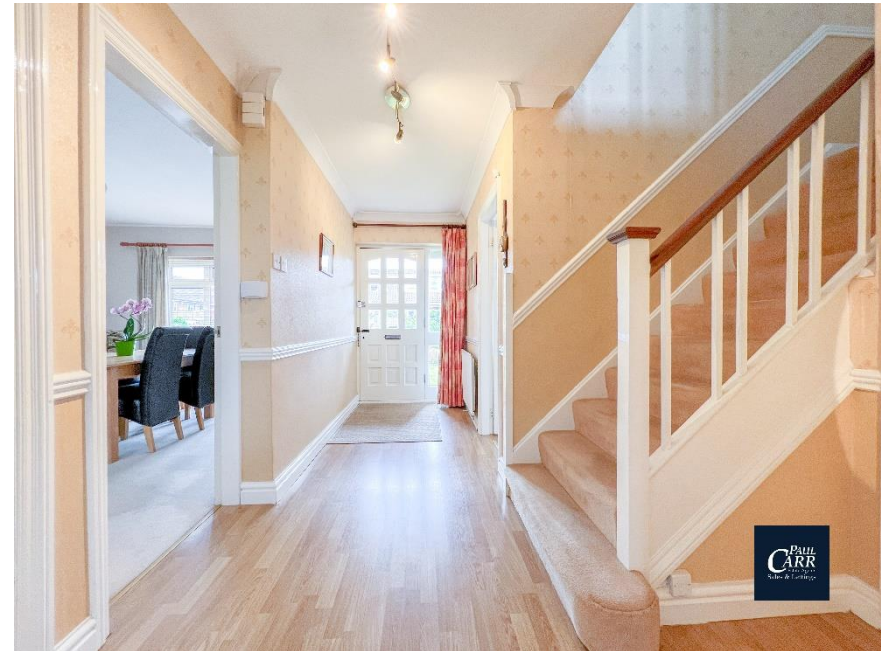
Bedroom Two
13' 5" x 10' 11" (4.10m x 3.34m)

Bedroom Three
11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom Four
8' 6" x 8' 0" (2.60m x 2.44m)

Bedroom Five
14' 8" x 4' 9" (4.48m x 1.46m)

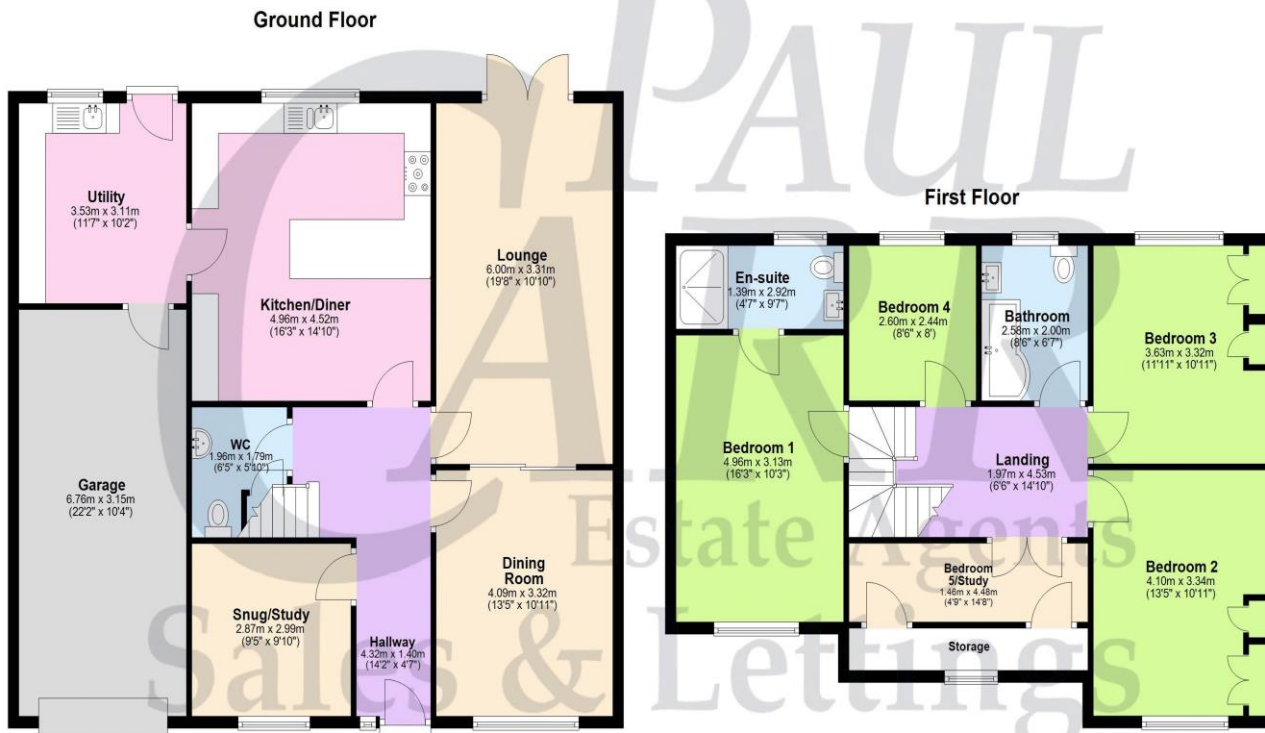
Bathroom
8' 6" x 6' 7" (2.58m x 2.00m)





Floor Plan

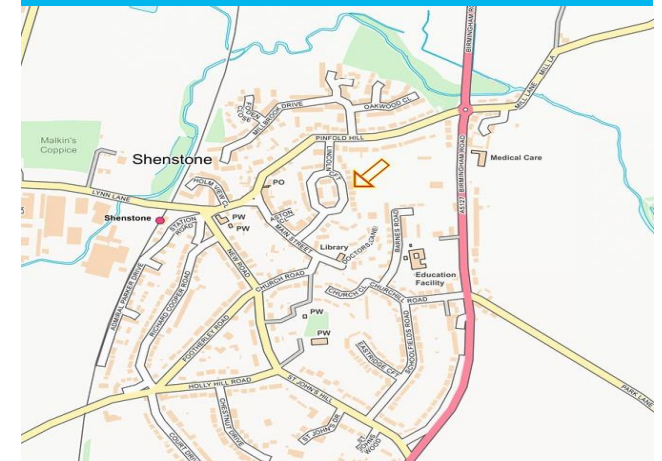
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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: March 2024