



## Court Manor Court Drive, Shenstone, Lichfield, WS14 0JG

Offers in the region of £2,200,000

- Detached Residence
- 3 Reception Rooms
- Games Room
- Village Location
- Indoor Swimming Pool Complex
- Over 2 Acre Plot
- 5 Bedrooms & 4 En Suites
- Quadruple Garage



# Court Manor Court Drive, Lichfield WS14 0JG

Nestled on the prestigious Court Drive in Lichfield, this remarkable detached house offers an impressive 5,906 square feet of luxurious living space. Built in 1987, the property boasts a timeless design that harmoniously blends comfort and elegance.

As you enter, you are greeted by a grand central atrium that fills the home with natural light, creating a warm and inviting atmosphere. The residence features three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With five well-appointed bedrooms, there is ample space for family and visitors alike, ensuring everyone has their own private retreat. The four modern bathrooms provide convenience and comfort for all.

One of the standout features of this exceptional property is the indoor heated swimming pool, offering year-round enjoyment and a perfect setting for relaxation and fitness. The long private driveway adds to the sense of exclusivity and provides ample parking for multiple vehicles.

This home is not just a place to live; it is a sanctuary that offers a unique lifestyle in a sought-after location. With its generous space, luxurious amenities, and elegant design, this property is an ideal choice for those seeking a distinguished residence in the sought-after village of Shenstone..

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Council Tax Band: H



Porch

Entrance Hallway

40'8" x 17'7"

Atrium

Lounge

28'6" x 22'2"

Kitchen

24'4" x 21'7"

Dining Room

15'11"x 13'1"

Office

14'1" x 13'1"

Utility

10'2" x 5'10"

Master Bedroom

14'5" x 13'3"

Dressing Room

17'2" x 9'6"

En Suite

Swimming Pool

41'9" x 30'10"

Sauna

8'2" x 5'11"

Steam Room

7'3" x 6'6"

Changing Room 1

Changing Room 2

WC 1

WC 2

Integral Garage

35'6" x 22'0"

Basement Games Room

35'6" x 29'1"

First Floor

Bedroom 2

22'2" x 12'3"

En Suite

Play Room

19'9" x 11'1"

Bedroom

22'2" x 16'0"

Dressing Room

12'11" x 10'1"

En Suite

Bedroom

21'7" x 16'2"



Jack & Jill Bathroom

Bedroom 5/ Home Cinema Room

18'0" x 13'1"









**Basement**  
Floor area 71.2 sq.m.  
(766 sq.ft.)

**Ground Floor**  
Floor area 354.1 sq.m. (3,812 sq.ft.)

**First Floor**  
Floor area 232.9 sq.m. (2,507 sq.ft.)

Total floor area: 658.2 sq.m. (7,085 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

## Council Tax Band

H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	76
EU Directive 2002/91/EC		
England & Wales		