



20 Court Drive, Shenstone
Lichfield WS14 0JG

Downes & Daughters
ESTATE AGENCY

20 Court Drive, Shenstone
Lichfield WS14 0JG
£600,000

Please form an orderly queue for this 'once in a lifetime' chance to write a new chapter in the life of this period gem, on one of the area's most coveted addresses. Built in 1921 and remaining in the same family since 1938, these imposing homes showcase some of the finest late Edwardian architectural styles with the opulence of the buildings evident at every turn and no end to the extent of their future potential. Falling within the King Edward's and Greysbrooke catchment area, number 20 is dripping with original features such as the Minton tiled hallway, original doors and door furniture, ceiling plaster work and a range of attractive fireplaces. The grand nature of the hallway and landing gives a striking first impression with enticing glimpses of the impressive accommodation lying in wait. Extending to over 1,640 square feet the current accommodation comprises: a ground floor including an open porch entrance, impressive reception hallway with Minton tiled floor, living room, drawing / dining room with access to the rear garden, scullery with pantry and a kitchen. The first floor is equally impressive with an elegant gallery landing, four double bedrooms and a bathroom. Externally the property sits centrally within an extensive plot with a large mature front garden, extensive private driveway, timber garage and an established rear garden with side and rear patio areas, brick store and gardener's WC, shaped lawn and herbaceous borders.

Viewing really is essential to fully appreciate the exceptional nature of this property and the infinite future potential on offer.

GROUND FLOOR

Open Porch • Entrance Hallway • Living Room • Dining / Drawing Room • Scullery With Pantry • Kitchen

FIRST FLOOR

Gallery Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three • Bedroom Four • Bathroom

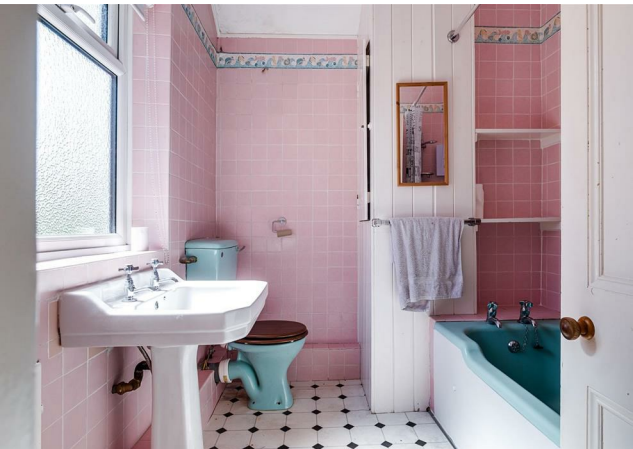
OUTSIDE

Extensive Private Driveway • Front Garden • Timber Garage • Side & Rear Patio • Gardener's WC & Store • Established Rear Garden

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Gas Central Heating • No Onward Chain • King Edward's & Greysbrooke Catchment Area





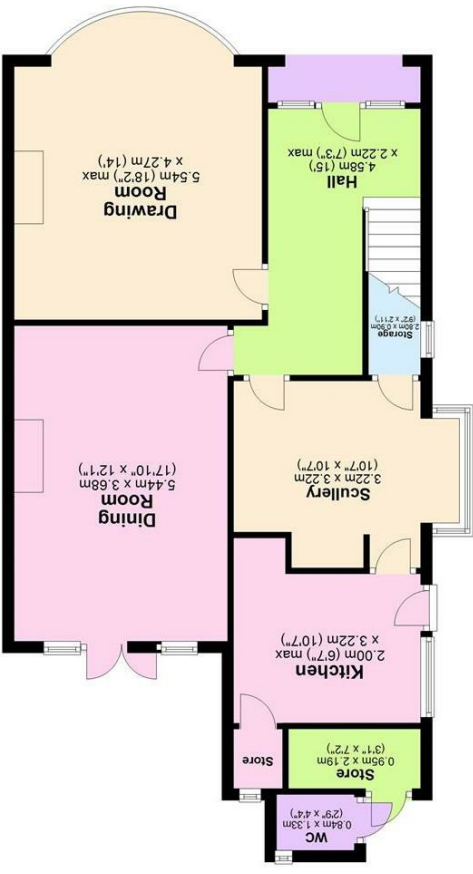
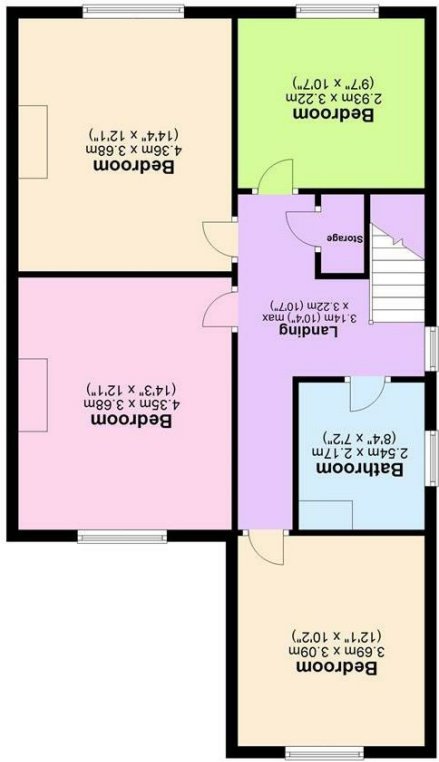
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 www.downesanddaughters.co.uk



Not All Agents Are Equal...



Total area: approx. 152.4 sq. metres (1640.5 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
EU Directive 2002/91/EC	Very environmentally friendly - lower CO ₂ emissions
Energy Efficiency Rating	A (92 pphs)
Energy Efficiency Rating	B (81-91)
Energy Efficiency Rating	C (69-80)
Energy Efficiency Rating	D (55-68)
Energy Efficiency Rating	E (39-54)
Energy Efficiency Rating	F (21-38)
Energy Efficiency Rating	G (1-20)
EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions

Energy Efficiency Rating	
Client	Domestic
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