



Shrubberies The Shrubbery,  
Elford B79 9BX

Downes & Daughters  
ESTATE AGENCY

## Shrubberies The Shrubbery, Elford B79 9BX £625,000

An impressive detached family home at the very heart of one of Staffordshire's most beautiful villages. 'Shrubberies' sits behind an established front garden and extensive private driveway parking, modestly hiding over 2,000 square feet of wonderfully flexible family accommodation and the impressive 0.15 of an acre plot on which it sits. The extensive ground floor boasts a welcoming entrance hallway, guest cloakroom, study, double aspect living room, formal dining room, conservatory, kitchen and utility room. The first floor provides an elegant landing with airing cupboard, a principal bedroom with fitted wardrobes and an en suite shower room, a double aspect second bedroom with fitted wardrobes and a dressing area, a third bedroom and a family bathroom. This charming home is further enhanced by the immensely private gardens, offering the perfect blend of neat lawns and hedging, established trees and shrubs and a selection of block paved patio seating areas and vegetable garden with greenhouse. The real treat though, must be the extensive off street parking, carport and triple garage. A car or cycling enthusiast's dream.

Viewing really is essential to understand the extent and flexible nature of the property itself and the delightful plot on which it sits.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Study • Double Aspect Living Room With Open Fire & Access To Rear Garden • Dining Room • Conservatory • Kitchen • Utility With Access To Side Patio & Garage

### FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes & En Suite Shower Room • Double Aspect Bedroom Two With Fitted Wardrobes & Dressing Area • Bedroom Three • Family Bathroom

### OUTSIDE

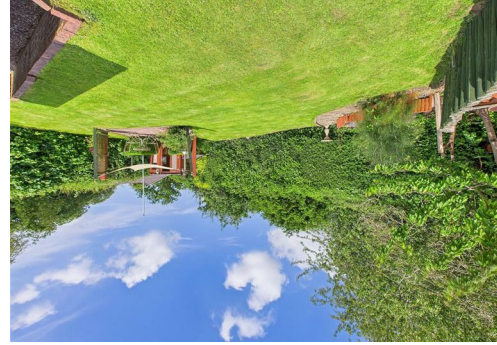
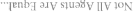
Attractive Lawned Front Garden With Railing Boundary • Extensive Tarmac Private Driveway • Car Port • Triple Garage (1 Double, 1 Single with interconnecting door) • Rear Store Room • Beautifully Presented Landscaped Rear Garden • Manicured Lawn • Established Neat Borders • A Number Of Block Paved Patio Seating Areas With Sunshade & Pergola Covers • Summerhouse • Attractive Vegetable Garden With Greenhouse • Gated Access To Side

### FURTHER INFORMATION

Freehold • Council Tax Band F • Energy Rating E • Electric Storage Heater Central Heating • Upvc Double Glazing • Mains Drainage & Electric (no gas to the village) • No Onward Chain







Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Reduced headroom  
Below 5 ft/1.5 m

(1) Excluding balconies and terraces

ed headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

Downes & Daughters  
JEWELLERS

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                              |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(02 - 04) A</p> <p>(05 - 07) B</p> <p>(08 - 10) C</p> <p>(11 - 13) D</p> <p>(14 - 16) E</p> <p>(17 - 20) F</p> <p>(21 - 23) G</p>  | <p>EU Directive 2002/91/EC</p> |
| <p>Very environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>(02 - 04) A</p> <p>(05 - 07) B</p> <p>(08 - 10) C</p> <p>(11 - 13) D</p> <p>(14 - 16) E</p> <p>(17 - 20) F</p> <p>(21 - 23) G</p> | <p>EU Directive 2002/91/EC</p> |