



NO.23 | BIRMINGHAM ROAD | SHENSTONE | STAFFORDSHIRE | WS14

Downes
&
Daughters
ESTATE AGENCY



NO.23

BIRMINGHAM ROAD | SHENSTONE | STAFFORDSHIRE | WS14 0JS

£675,000

A stylishly presented four bedroom family home, flooded with natural light, and occupying an impressive plot on this highly regarded road in the popular village of Shenstone. Benefitting from a train station providing a regular service in to Lichfield and Birmingham. With far reaching views to the rear, the property has been considerably extended and reconfigured with the stunning addition of a vast open plan kitchen dining and family space with bi-fold access to the rear garden, providing a sociable 'hub' catering to all the modern day family needs. Offering flexible accommodation over two floors the ground floor comprises an elegant entrance hallway, living room, play room, guest cloakroom, utility and 'that kitchen', which really needs to be viewed to fully appreciate its impact.

The first floor is equally impressive with four double bedrooms and a study, two benefiting from delightful views over open farmland, and three bathrooms.

The principal bedroom suite enjoys an en suite shower room and Juliet balcony, maximising the impact of the surrounding views. The second bedroom suite also boasts an en suite shower room and the two further bedrooms and study share the family bathroom. Externally the property sits on a good sized plot which has been stylishly landscaped in a modern style, with a shaped lawn, patio seating areas enjoying the views and stylishly planted beds and borders creating an abundance of colour. There is also extensive block paved private driveway parking, a storage garage and gated side access.

Viewing is essential to appreciate the attractive nature of this property and its enviable position, which also falls within the King Edwards and Greysbrooke catchment areas.



GROUND FLOOR

- Porch Entrance
- Hallway With Guest Cloakroom
- Living Room With Log Burner Style Gas Fire
- Utility Room
- Play Room
- Spectacular Open Plan Kitchen Dining & Living Space
- A Wealth Of Integral Appliances, Large Central Island & Bi-Fold Access To Rear Garden



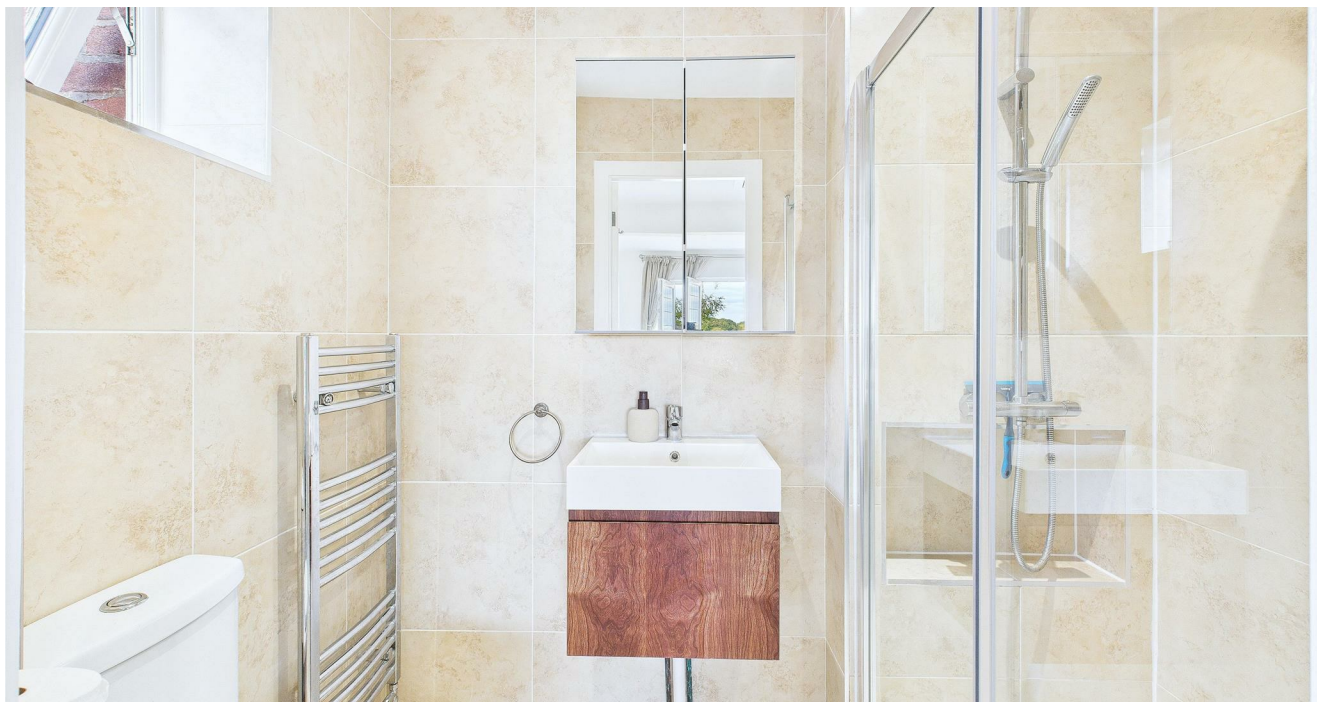


FIRST FLOOR

- Spacious Gallery Landing With Potential For Study Area
- Principal Bedroom Suite With Lobby Style Entrance & Juliet Balcony With Delightful Views
- En Suite Shower Room
- Second Bedroom Suite
- En Suite Shower Room
- Bedroom Three
- Bedroom Four
- Bedroom Five/Study
- Family Bathroom







WHY WE LOVE THIS HOUSE...

"We absolutely love the downstairs space. Our children have learnt to crawl, run and dance around the kitchen - it's the perfect space for living and entertaining and we have made many happy memories. The view is very special and we love watching the seasons change. When we are in the garden we feel like we could be anywhere in the world!"





OUTSIDE

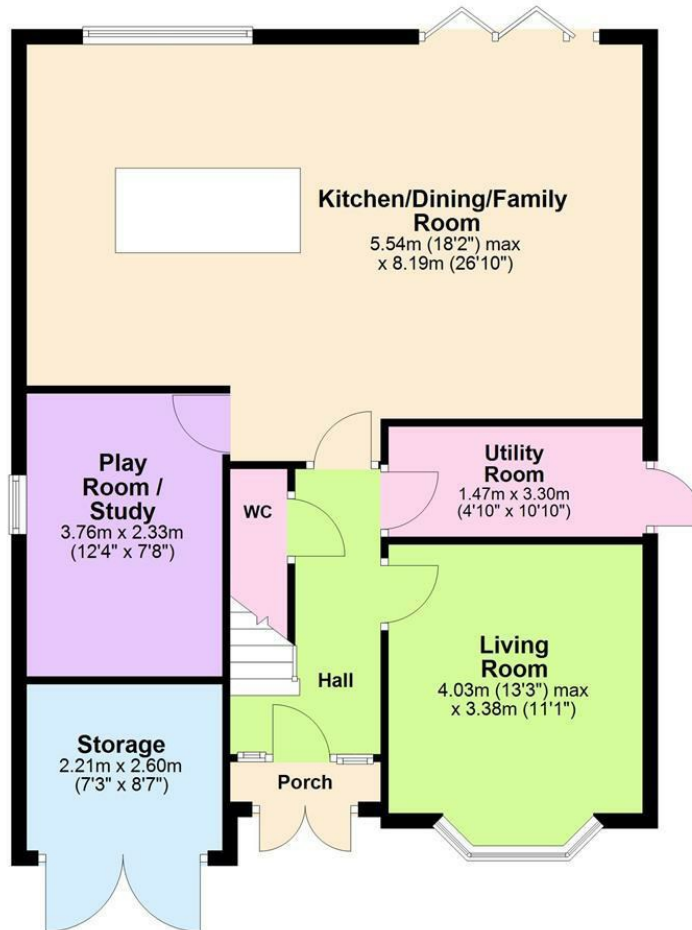
- Extensive Private Driveway Parking For A Number Of Vehicles
- Storage Garage
- Walled Boundary To Road
- Beautifully Presented Established Rear Garden With Lawn & Patio Seating Areas
- Stylishly Planted Beds Lavishly Stocked With A Wide Variety Of Colourful Plants & Shrubs
- Established Borders & Fenced Boundaries
- Captivating Views Of Surrounding Farm Land
- Gate Side Access





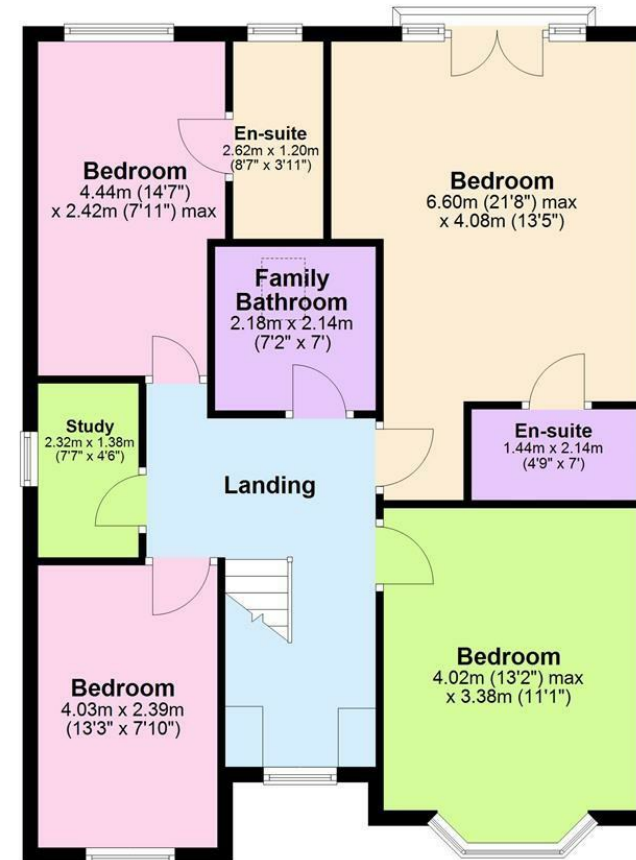
Ground Floor

Approx. 85.9 sq. metres (924.1 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 167.6 sq. metres (1803.7 sq. feet)

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