



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

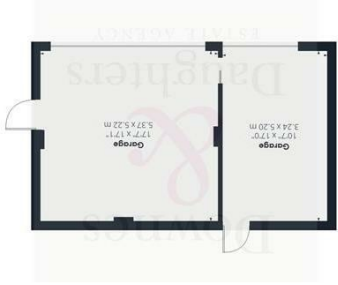
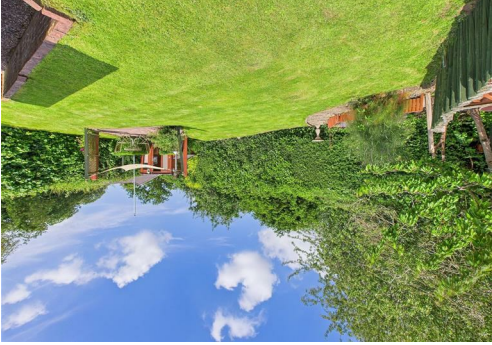
FURTHER INFORMATION

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





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Approximate total area
194.6 m²
3 ft²
0.3 m²

(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m

GIRAFFE360
Calculations reference the BICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
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England & Wales		
Not environmentally friendly - higher CO ₂ emissions		
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Not All Agents Are Equal...

