



Step inside this truly remarkable residence where style meets comfort in every corner - A Home Beyond Words – Stylish, Sophisticated, and Exceptionally Designed!!! From the moment you enter, you're greeted by a beautifully appointed dining room to the front – perfect for both entertaining and everyday elegance.

The heart of the home is the stunning living room, featuring a charming fireplace and two distinct seating areas, offering both relaxation and versatility. Whether it's a cozy night in or hosting guests, this space adapts to every mood.

Need to work from home? There's a dedicated office space designed for productivity and focus.

The well-fitted kitchen is a chef's dream – both stylish and functional – with integrated appliances and quality finishes that make cooking a pleasure. Flowing seamlessly from here is the sunroom, ideal for soaking in natural light and enjoying year-round views of the garden.

A separate utility room and guest WC complete the practical, well-thought-out ground floor layout.

Upstairs, you'll find three generous double bedrooms, all with fitted wardrobes, providing ample storage without compromising on style. The family bathroom is simply beautiful, with elegant fixtures and a calming atmosphere.

Outside, the garden is a true showstopper – thoughtfully landscaped with separate patio areas that create perfect spaces for relaxation, dining, or entertaining. It's not just a garden – it's an experience.

Boasting one of the best reputations and usually a queue of people desperate to live in the village, Shenstone offers it all, in the way of amenities, including an array of village shops, butchers, hairdressers, a library and four pubs! Local trains have direct links into Lichfield and Birmingham City centres and an extremely sought after Primary school feeds into King Edward VI school in the heart of Lichfield City.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room 7.34m (24'1") x 3.96m (13')

Dining Room 3.68m (12'1") x 3.35m (11')

Office 4.29m (14'1") max x 2.96m (9'8")

Kitchen 2.89m (9'6") x 2.74m (9')

Utility

WC

Sun Room

Utility 0.95m (3'1") x 0.51m (1'8")

Landing

Bedroom 1 3.96m (13') x 3.66m (12')

En-suite

Bedroom 2 3.68m (12'1") x 0.68m (2'3")

Bedroom 3 3.68m (12'1") x 2.65m (8'8")

Bathroom





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

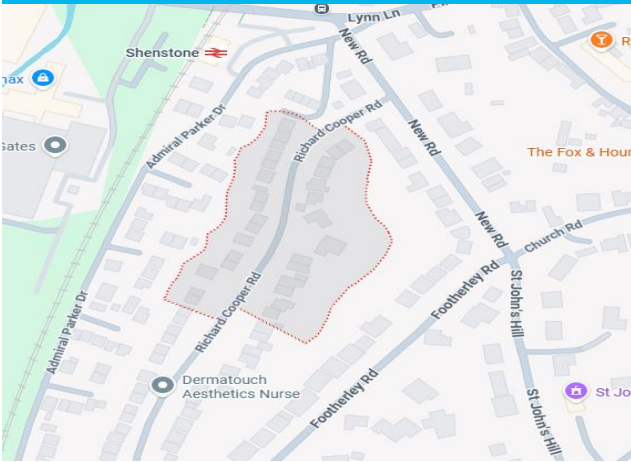


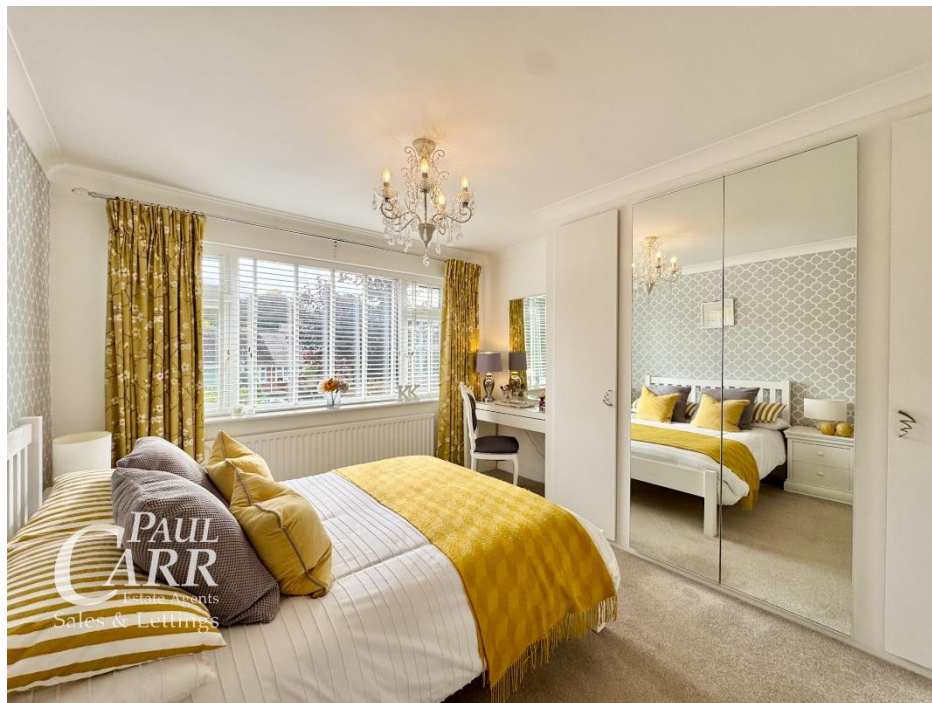
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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Came on the market: