



Doctors Lane, Shenstone
Lichfield, WS14 0NT

Guide Price £650,000

This delightful charming three bedroom detached property has been a much loved family home for over 20 years and is ideally positioned within the heart of Shenstone Village.

Nestled on this popular lane the property sits behind a gated gravel drive which offers parking for numerous vehicles and walled landscaped gardens to the front, rear and sides. Access to the property is via a canopy porch opening through to a light and airy reception hall with guest cloakroom off. The spacious through lounge has a door opening onto the cottage style gardens to the rear. The hub of this charming elegant home is the open plan fitted kitchen which overlooks the rear and leads through to the dining area to the front elevation. Off the kitchen the good size utility room has access to the rear garden.

To the first floor there are three good size bedrooms, the master bedroom benefits from having an en-suite shower room and built in wardrobes, the main bathroom serves the remaining two bedrooms.

Outside there is a double garage which offers scope to extend the property, if desired, and subject to planning approval being obtained. The attractive gardens surround this property, with areas to sit and enjoy a sunny day all set within a walled perimeter.

Local Amenities Doctors Lane is a prime location within the heart of the village, within walking distance of the local amenities including florists, doctors' practice, hairdressers, dentists' practice and a well-attended library along with a choice of local hostelrys selling a good selection of food and drinks. Transport Services Shenstone train station offers a regular cross city service to Lichfield Trent Valley, Lichfield City Centre and Birmingham City Centre. There is a good choice of road networks including the M6Toll, A38, A5 and the A5127 to Sutton Coldfield, Lichfield City Centre and destinations further afield. Schooling There is primary school called Greysbrooke which is the feeder school to King Edwards VI Additional Information Tenure We can confirm that the property is Freehold Fixtures & Fittings Carpets and curtains are available via separate negotiation.

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

or via Fouroaks@paulcarrestateagents.co.uk



Ground Floor Accommodation

Welcoming Reception Hall

Guest Cloakroom

Spacious Lounge 19' 0" x 12' 0" (5.78m x 3.65m)

Breakfast Kitchen/Dining Area 25' 9" x 10' 6" (7.84m x 3.21m)

Utility room 8' 1" x 7' 9" (2.46m x 2.35m)

First floor Accommodation

Landing

Master Bedroom 12' 0" x 10' 8" (3.65m x 3.26m)

Ensuite Shower Room 8' 6" x 5' 7" (2.59m x 1.69m)

Bedroom Two 10' 7" x 8' 11" (3.22m x 2.72m)

Bedroom Three 10' 7" x 7' 7" (3.22m x 2.32m)

Bathroom 9' 11" x 5' 11" (3.03m x 1.81m)

Outside

Double Garage 17' 11" x 15' 11" (5.45m x 4.86m)





Floor Plan

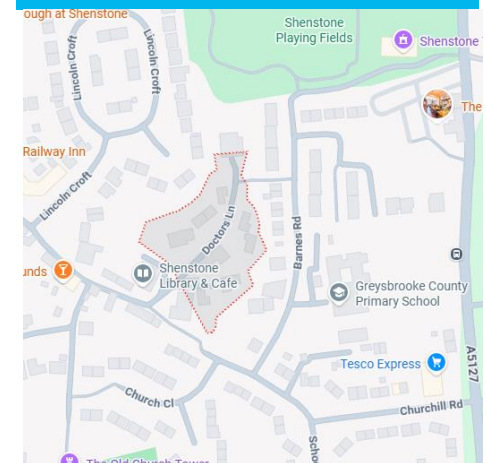
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 10th January 2022