



Holm View Close, Shenstone,
Lichfield, WS14 0NR

Offers in Excess of £425,000

Tucked away in a quiet and family-friendly cul-de-sac, this attractive detached property offers generous living space, a thoughtful layout, and a private rear garden that isn't overlooked — perfect for families or anyone seeking peace and privacy.

On the ground floor, the home features a welcoming family room to the front, ideal for use as a playroom, snug, or home office. A separate dining room offers a dedicated space for entertaining or family meals, while the spacious living room at the rear benefits from views over the garden, filling the space with natural light with access to a large conservatory to the rear. The heart of the home is the large, well-appointed kitchen, offering ample worktop and storage space. A handy cloakroom with WC with a utility space is also located on the ground floor, providing everyday convenience.

Upstairs, there are four comfortable bedrooms, all with good proportions and natural light. The fourth bedroom is currently being used as a home office. The family bathroom is fitted with both a bathtub and a separate shower, catering to both quick mornings and more relaxed routines.

Outside, the rear garden is private and not overlooked, making it a tranquil space for outdoor dining, children to play, or simply enjoying a quiet moment. The front of the property also benefits from driveway parking and a pleasant position within the cul-de-sac. This is a fantastic opportunity to secure a well-laid-out, detached home in a desirable and peaceful location.

Shenstone is an incredibly popular village with a fantastic local schools including King Edward VI School, and a variety of shops and amenities, including a fantastic local butcher, several pubs, a doctor and a dentist. It also benefits from a train station with direct links into Birmingham and Lichfield City centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Living Room 6.68m (21'11") x 3.58m (11'9")

Dining Room 3.84m (12'7") x 2.36m (7'9")

Family Room 5.59m (18'4") x 3.68m (12'1")

Conservatory

Kitchen 5.76m (18'11") x 2.46m (8'1")

WC

Utility 1.39m (4'7") x 0.86m (2'10")

Landing

Bedroom 1 3.73m (12'3") x 3.58m (11'9")

Bedroom 2 4.00m (13'2") x 2.32m (7'7")

Bedroom 3 3.20m (10'6") x 2.57m (8'5")

Bedroom 4 2.64m (8'8") x 2.01m (6'7")

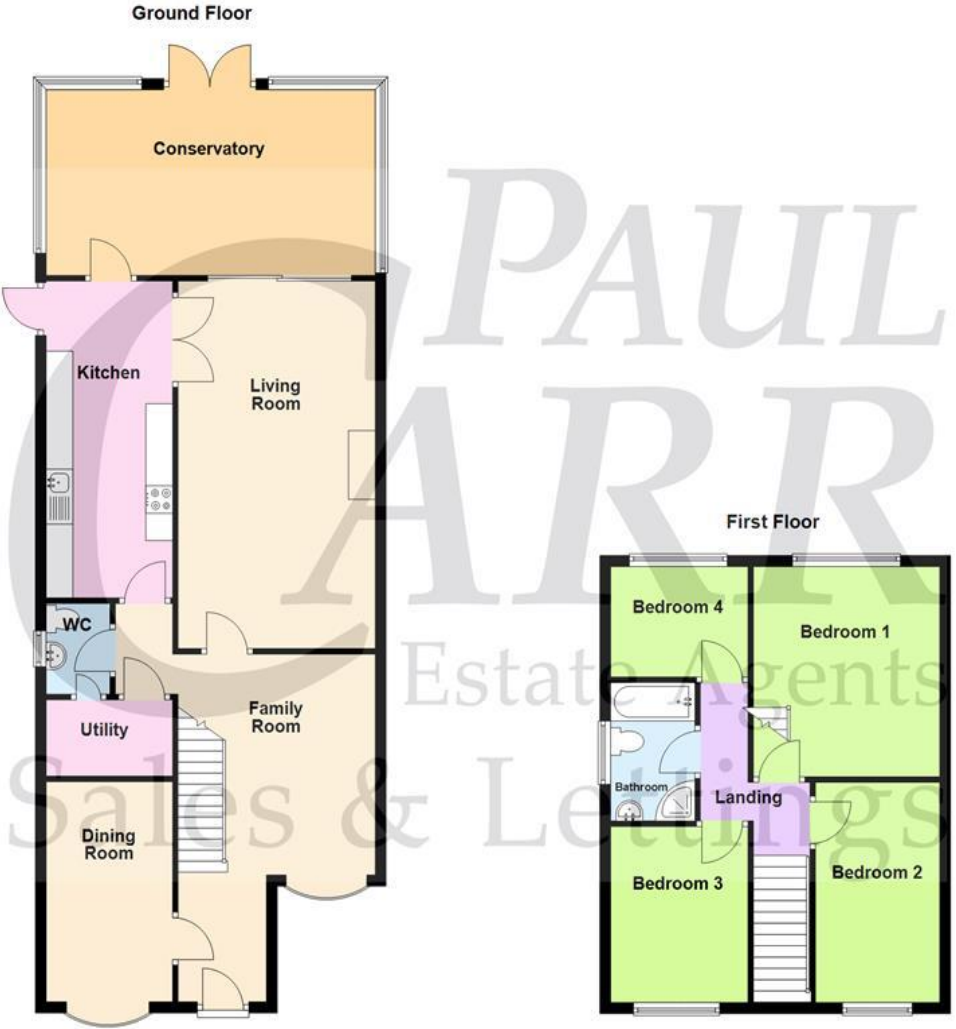
Bathroom





Floor Plan

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

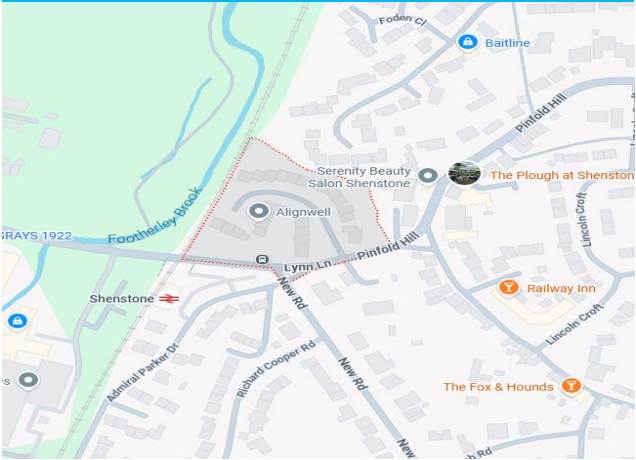


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Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location







Agent's Note:

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