



63 ST JOHNS HILL, SHENSTONE, LICHFIELD WS14 0JD

OFFERS AROUND £1,250,000

Nestled in the sought-after village of Shenstone, Lichfield, this imposing, spacious Freehold detached family home on St. Johns Hill offers a perfect blend of space, style and contemporary living.

Upon entering the property via its generous, welcoming reception hall double doors open to a substantial lounge with feature fireplace, additionally there the ground floor offers a versatile study / playroom ideal for home working. The heart of this attractively decorated and much improved home is its substantial open-plan fitted kitchen, perfect for the budding chef with it seamlessly flowing into a dining area and an open-plan family sitting / day room with wide bi-fold doors over looking a private, generous mature garden, perfect for lazy nights, and family BBQ's. The rear open plan layout is perfect for entertaining guests, or simply enjoying quality time with loved ones.

To the first floor you will find four excellent bedrooms, including a substantial master suite with a feature vaulted ceiling, dressing area and fitted wardrobes. The property ensures comfort and privacy for the whole family. A large en-suite bathroom and a well-appointed family bathroom cater to both convenience and luxury.

Day to day living is enhanced further by a guest cloakroom / wc, additional ground floor shower room, utility room and garage.

Beyond the confines of this impressive property, the delightful rural village setting of Shenstone offers a peaceful and picturesque backdrop for daily life, where you will also find local shops and county pubs with superb restaurant facilities for perhaps a night out with friends. Excellent access is available via the Cross City rail line set close by, thus providing ease of access to Lichfield or Birmingham City centres, furthermore, the convenience of access to the Midland motorway links is provided via the M6 Toll Road.

The property is of course complemented by gas central heating and PVC double glazing (both where specified) and additionally has a security/alarm system.

Whether you're looking for a tranquil retreat or a place to raise a family, this home presents a wonderful opportunity to embrace village living at its finest.



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



Set back from the roadway behind a substantial, multi vehicular block driveway, flanked by mature shrubs and bushes providing privacy, access is gained to the property via a multi locking double glazed door opening to:

FULLY ENCLOSED PORCH: PVC double glazed windows to sides, part double glazed door to:

WELCOMING RECEPTION HALL: Two period style radiators, understairs storage cupboards, 'Amtico' wood style flooring.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to front, matching white suite comprising, wall hung wash hand basin, low flushing w.c., period style radiator, tiled splashbacks, 'Amtico' wood style flooring.

SPACIOUS LOUNGE: 24'2" max x 19'7" min x 15'0" Two PVC double glazed bay windows to fore, stove style living flame, coal effect gas fire set on a slate hearth, two period style radiators, 'Amtico' wood flooring.

STUDY/DEN: 10'0" x 9'7" PVC double glazed window to rear, double radiator, fitted shelving together with base units and desk.

COMPREHENSIVELY FITTED DINING KITCHEN COMBINING FAMILY SITTING AREA: 27'4" x 20'0"

DINING AREA: Full width double glazed patio doors to rear, twin double glazed 'Velux' lights over space for dining table.

FAMILY/SITTING AREA: Space for sofas.

FITTED KITCHEN: Wide central island unit having one and a half bowl inset sink within sweeping timber stained worksurfaces having base units beneath, there is a further comprehensive range of fitted units to both base and wall level including pan drawers with further matching worktops, inset gas hob with extractor over, elevated electric oven and combination microwave with plate warming draw, American style fridge freezer, tiled floor with underfloor heating throughout dining kitchen/family area.

UTILITY ROOM: 11'9" x 8'6" PVC double glazed window and door to rear, single drainer sink unit having base unit, there are further fitted wall and base units, recesses for appliances, tiled floor with underfloor heating.

SHOWER ROOM: Enclosed shower area with floor drain, vanity wash hand basin and having fitted units, low flushing w.c. tiled floor with underfloor heating.

STAIRS TO LANDING: Airing cupboard.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM ONE: 21'7" to wall x 10'6" min to wardrobes. PVC double glazed window to front, double radiator, six double fitted wardrobes running to full width, recess area having fitted dressing table with drawers, double radiator.

LARGE, WELL APPOINTED EN-SUITE BATHROOM: 12'0" x 9'0" PVC double glazed window to rear, matching white suite comprising bath, enclosed shower cubicle, glazed splashscreen, his and hers wall mounted vanity wash hand basins with base units beneath, low flushing w.c., chrome ladder style radiator, tiled floor with underfloor heating.

BEDROOM TWO: 16'6" max x 14'8" min x 12'0" PVC double glazed window to front, two double fitted wardrobes, central fitted dressing table, two bedside units, radiator.

BEDROOM THREE: 15'10" x 9'7" Two PVC double glazed windows to rear, double radiator.

BEDROOM FOUR: 13'10" max x 10'7" PVC double glazed window to front, radiator, built-in storage cupboard and storage/display ledge.

WELL APPOINTED BATHROOM: PVC double glazed window to rear, matching white suite comprising oval bath, wall hung wash hand basin, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, radiator.

WIDE GARAGE: 16'4" x 12'3" Electric garage door, door to utility room.

OUTSIDE: Wide paved patio area and pathway with inset LED lighting to a lawned rear garden flanked by borders having mature shrubs, bushes and trees, in turn having a rear 'secret' garden area with further patio and shed.



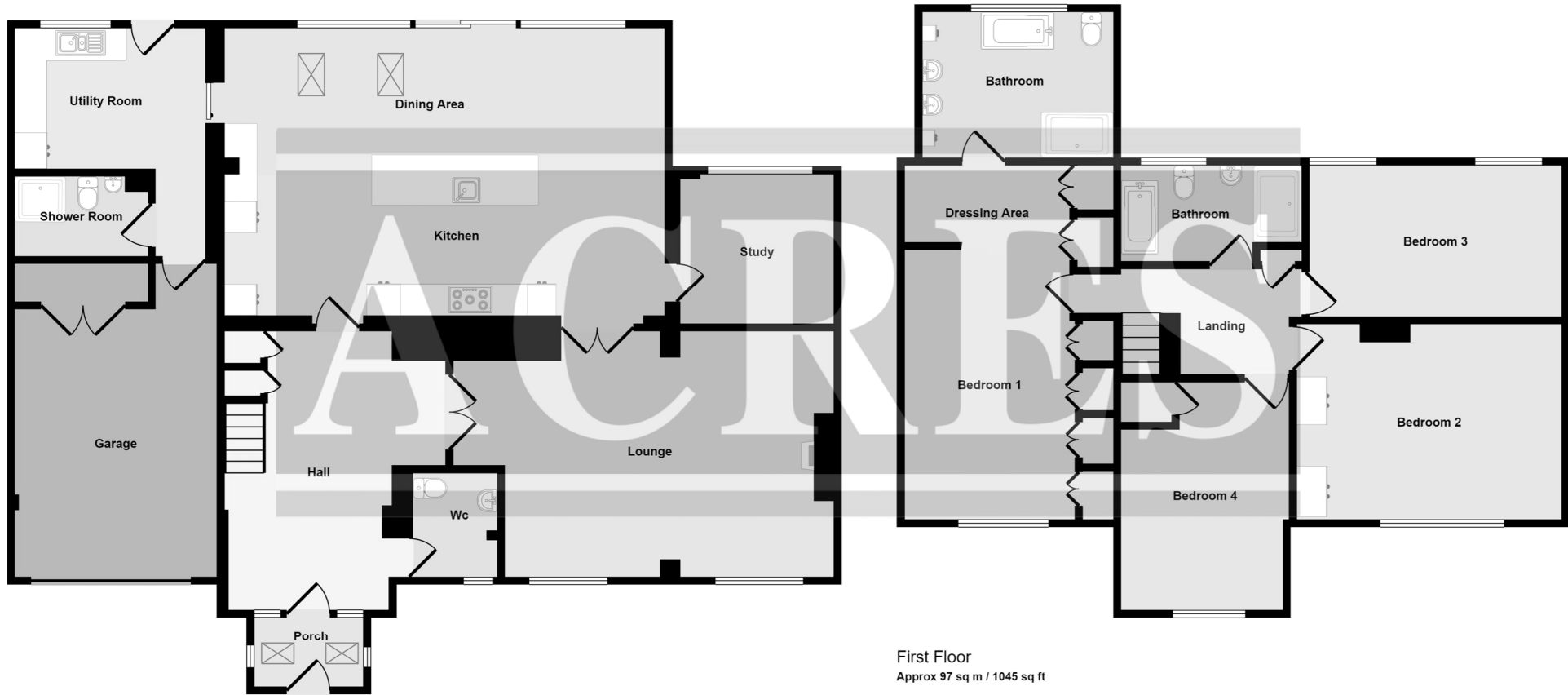
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



Approx Gross Internal Area
250 sq m / 2687 sq ft



Ground Floor
Approx 153 sq m / 1643 sq ft

First Floor
Approx 97 sq m / 1045 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.