



78 RICHARD COOPER ROAD, SHENSTONE, WS14 0NN

## OFFERS AROUND - £995,000

This outstanding detached family home on Richard Cooper Road showcases a perfect blend of comfort, practicality, and elegance. The spacious ground floor has been thoughtfully designed for both family living and entertaining, with a stunning open-plan kitchen and dining area forming the heart of the home. The kitchen offers modern fitted units, integrated appliances, and ample workspace, with patio doors opening onto the beautifully maintained gardens.

The main lounge is bright and inviting, enhanced by a striking picture window that captures the leafy treeline views and floods the room with natural light. A formal dining room provides an elegant setting for special occasions, while a versatile third reception room — currently used as a study — offers excellent flexibility for a home office, playroom, or family day room.

On the upper floors, the property continues to impress with six generously sized bedrooms, two of which feature modern en-suite shower rooms. The principal suite is particularly notable, offering both space and privacy. A stylish family bathroom and an additional separate shower room provide ample facilities for a busy household. Externally, the wraparound garden is a true highlight — exceptionally private and beautifully landscaped with mature shrubs, trees, and hedging that provide both shade and seclusion. The outdoor space is perfect for entertaining, relaxing, or enjoying family time, while the generous frontage and driveway offer ample parking.

Set within the highly desirable village of Shenstone, this property enjoys an enviable balance between rural tranquillity and modern convenience. The village offers a welcoming community atmosphere with a selection of local shops, pubs, and eateries, along with direct train services to Birmingham and Lichfield. Excellent schooling and convenient access to major transport links make this an ideal location for families and professionals alike.

Occupying a corner position at the end of Richard Cooper Road, on the junction of Hollyhill Lane & Fotherly Road, this detached family home offers a private, mature, wrap around garden. Accessed via a small, private driveway, a paved walkway accesses the property via a wooden front door with double glazed, stained glass inset into:

**RECEPTION HALL:** Karndean flooring, radiator with contemporary cover, solid oak staircase off to first floor, doors to:



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**GUEST WC:** Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit below, tiled floor and walls, chrome ladder style radiator.

**STUDY:** 11'6" max x 11'5" max Pvc double glazed bay window to side, pvc double glazed window to front, radiator, versatile reception room which could also be utilised as a play room/den as preferred.

**DINING ROOM:** 17'7" x 11'6" Pvc double glazed bay window to side, further pvc double glazed window to side, pvc double glazed French doors to rear, wood flooring, space for 10 seater dining room table and chairs.

**LOUNGE:** 20'1" max / 17'7" min x 13'8" x 11'11" min Pvc double glazed bay window to front, large reception room offering feature fireplace with stone hearth and surround, decorative mantle over, radiator.

**SUPERB KITCHEN/DINER:** 21'2" x 14'7" Being open plan and recently renovated to a high standard having full width pvc double glazed windows and double French doors to rear garden/courtyard, Belfast sink unit with gold dusted Fohen boiling water tap, set into quartz work surfaces with matching granite splash back and fitted shelving, there is a comprehensive range of units fitted to both base and wall level including drawers with concealed storage, central island with additional base units and co-ordinating white-gold quartz work surface, having breakfast bar with space for two stools, two Samsung built-in ovens and grills, combination AEG ceramic induction hob with the convenience of two additional gas cooking rings with Designer Elica canopy over, full height fridge and freezer, two integrated full size dishwashers, space for dining table and chairs, media wall, tiled floor with under floor heating and two radiators.

**UTILITY:** 13'8" x 6'7" Pvc double glazed window to rear, obscure pvc double glazed window to side, stainless steel sink unit set into rolled edge work surfaces, plumbing for cold water tap, integrated freezer, tiled splash backs, fitted wall and base units, plumbing and space for washing machine and dryer, water softener.

**STAIRS TO LANDING:** Solid oak staircase leads to first floor landing having large useful storage cupboard, full length pvc double glazed picture window to front overlooking a tree lined aspect.

**BEDROOM ONE:** 12'7" x 12'4" Pvc double glazed window to front, walk-in wardrobe area, radiator, access to:



**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.



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**EN-SUITE:** Obscure pvc double glazed window to side, corner enclosed shower cubicle with sliding glazed doors, low level wc, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator.

**BEDROOM TWO:** 15'9" max / 10'3" min x 12'6" Pvc double glazed window to rear, radiator, door to:

**EN-SUITE:** Obscure pvc double glazed window to side, white suite comprising corner shower cubicle, two sliding glazed doors, low level wc, wash hand basin, chrome ladder style radiator.

**BEDROOM THREE:** 11'6" x 11'5" Pvc double glazed windows to front and side, radiator.

**BEDROOM FOUR:** 12'5" x 11'7" Pvc double glazed window to side, two useful storage cupboards, radiator.

**FAMILY BATHROOM:** 11'9" max / 8'8" min x 7'7" Pvc double glazed window to rear, suite comprising walk-in double shower cubicle, double ended bath, feature tiled splash backs, decorative shelving and glazed screen, wide wash hand basin with large vanity unit below and side storage, built-in wc, marble effect tiled walls, tile effect flooring, chrome ladder style radiator.

**STAIRS TO SECOND FLOOR LANDING:** Useful storage cupboard, doors to:

**BEDROOM FIVE:** 17'10" x 10'9" Three Velux skylights, wood effect flooring, radiator.

**BEDROOM SIX:** 12'4" x 11'3" Velux skylight, radiator.

**SHOWER ROOM:** 12'8" x 6'7" Velux skylight, double shower cubicle with glazed shower screen, wash hand basin, low level wc, tile effect flooring, fully tiled walls, space for large storage unit, chrome ladder style radiator.

**GARAGE:** 18'5" x 9'4" Up and over garage door, storage into rafters, obscure pvc double glazed door to side (Please check the suitability of this garage for your own vehicle)

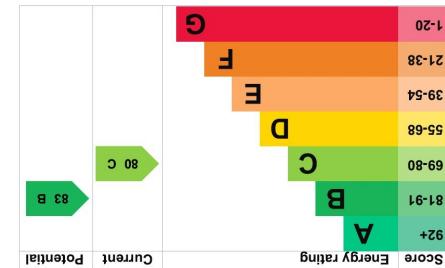
**OUTSIDE:** Shielded by a variety of mature shrubs, bushes and trees providing privacy, this wraparound garden offers a separate seating area/courtyard at the rear of the property and offers ample lawn space.





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, fixtures or services 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.



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 doors, windows, and any representations only and may not look like the real items. Made with Made Smartly 360.

Denotes head height below 1.5m

