



1 Court Drive
Lichfield | Staffordshire | WS14 0JG

FINE & COUNTRY

1 COURT DRIVE

An immaculately presented, four bedroom individually designed, detached home offering a versatile arrangement and occupying a prime position upon the private residential road of Court Drive.



Entering onto Court Drive through the stone pillars off Foothery Road, Avalon House can be found on the left hand side with a meticulously designed front garden, creating an immediate impression. A tarmacked driveway offers ample parking and leads to a single garage and adjacent EV charging point.

Ground floor

The sheltered main entrance opens into an inviting reception hall. From here, doorways branch off to the living room, the kitchen/dining area, and a second hallway that accesses the two ground-floor bedrooms, the family bathroom, and the staircase to the upper level.

The living room, benefitting from ample natural light, presents a beautifully crafted space. Its expansive windows offer panoramic views of the front, side, and rear gardens. Sliding glass doors provide seamless indoor-outdoor living during warmer seasons. A modern fireplace, features a dual-fuel stove, acting as a central design element.

The kitchen is a bright and spacious area, fitted with, handle less-self closing, matt-finished cabinetry, including a walk-in pantry. A central island provides additional storage, workspace, integrated power outlets, and a breakfast bar. Integrated appliances and a contemporary extractor hood above the large induction hob enhance the kitchen's functionality.

The kitchen flows into an open-plan dining/family room, where windows on three sides offer immersive garden views. French doors lead to a courtyard patio, creating a fluid connection with the living room, ideal for outdoor gatherings.

Adjacent to the kitchen is a flexible space, plumbed for a large fridge freezer, and a stable door that opens to the rear garden, providing a practical entry for outdoor activities.

This area leads to a sizable utility room, providing space for a washer and dryer beneath a work surface with a granite sink. A large storage unit complements a cloakroom and boot storage area. Off the utility room is a WC and a boiler room, which includes a broom cupboard and access to the garage.

Located off the second hallway, bedroom three, presently used as a music room, benefits from abundant natural light and views of the front garden through a large window.

Bedroom four, also with front garden views, is generously proportioned and currently serves as a home office.

The family bathroom, adjacent to these bedrooms, holds a three piece suite to include a pedestal wash hand basin, low level WC and a bath with shower over.

These ground-floor rooms offer the potential for convenient single storey living.

















First floor

Stairs lead to a landing with a window that overlooks the rear garden.

The principal bedroom, a warm and welcoming space, offers views of the rear garden and includes an en-suite bathroom. The roof eaves are fitted with lighting and provide ample storage space.

Bedroom two, with front-facing views, includes an airing cupboard with a hot water cylinder. Both first-floor bedrooms offer potential for expansion which could add approximately 3m of width to each room.













Outside

The gardens, both front and rear, are thoughtfully designed. A wide patio encircles the house, offering access to both the front and rear of the property. The rear garden features an entertainment area, with steps leading to a well-manicured, level lawn, bordered by mature plantings and trees, ensuring privacy and tranquillity.

Location

Location Highlights:

- Shenstone: 0.4 miles
- Shenstone Court Park: 0.5 miles
- Shenstone Railway Station: 0.4 miles
- Dobbies Garden Centre: 1.1 miles
- M6 (toll): 1.3 miles
- Lichfield: 3.8 miles
- Trent Valley Railway Station: 5.1 miles
- Sutton Coldfield: 5.3 miles
- Birmingham City Centre: 12.3 miles

(all distances are approximate)

The serene village of Shenstone, nestled between Lichfield and Sutton Coldfield, offers a range of amenities, including a number of pubs, convenience stores and an award-winning butcher. Shenstone also benefits from a GP surgery, pharmacy, dentists, and an 'OFSTED outstanding' primary school. Shenstone lies 3 miles from the cathedral city of Lichfield, offering a choice of both private and public secondary schooling.

Court Drive, a private residential road, is situated on the edge of the village, providing easy access to both local amenities and the Staffordshire countryside, and is approximately 10 minutes walk from the train station.

Connectivity

Shenstone's strategic location provides excellent connectivity via the M6 Toll, A38, and A5. The village's railway station, on the Cross-City line, offers half-hourly services to Lichfield Trent Valley and Birmingham New Street.

Trains to Lichfield Trent Valley facilitate connections to London Euston (1 hour and 15 minutes), while services to Birmingham New Street provide access to the West Coast Main Line and connections to the University of Birmingham and Birmingham International Airport.









Services, Utilities & Property Information

Mains water, drainage, gas and electricity are connected to the property. 4G Mobile Phone Coverage and Superfast broadband are available. An ADT alarm system is also fitted to the property.

Special Note – All residents of Court Drive become members of the Residents' Association, which is in place to manage the maintenance of the private road. Voluntary contributions are currently set at £50 per annum.

Tenure

Freehold

Local Authority

Lichfield District Council and Staffordshire County Council
Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number +44 (0)121 272 6900

Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

1 Court Drive, WS14 0JG

Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft
(Including Garage)



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189802)

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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