



**Jasmine Cottage, Court Drive, Shenstone, Lichfield, Staffordshire,  
WS14 0JQ**



Presenting a stunning home nestled on a private drive in Shenstone, Lichfield. Built in 2018, this residence offers a blend of modern comforts and elegant design.

As you step inside, a spacious entrance hall welcomes you, with a central staircase adding a touch of grandeur. The heart of the home is the open kitchen and family area, perfect for both everyday living and gatherings.

The current owner added a fantastic games room with a high ceiling, providing a great space for entertainment. There's also a separate living room, a versatile office (formerly a dining room), and a handy utility room.

Upstairs, you'll find four generously sized bedrooms. The master suite boasts a walk-in wardrobe and a private en-suite. Bedroom two also has its own en-suite, offering a special touch. The main bathroom serves the other bedrooms, ensuring convenience for all.

Throughout, the interior design strikes a balance between modernity and timeless charm, creating a welcoming atmosphere.

Outside, the garden features a well-kept lawn and a spacious patio area, ideal for outdoor gatherings. The large front drive allows for easy access, with a convenient in-and-out layout.

Notably, the current owners have planning permission for a single-story extension at the back of the kitchen, providing an exciting opportunity for customization. This home offers a perfect blend of luxury and comfort, with every detail thoughtfully designed for a wonderful living experience.

This exquisite home enjoys the tranquillity and charm of a sought-after locale. Situated on the outskirts of the Cathedral city of Lichfield, Shenstone offers a unique blend of idyllic countryside living with the convenience of urban amenities.

Shenstone boasts a close-knit community, with quaint village shops and local pubs exuding a warm, welcoming atmosphere. The village is renowned for its scenic beauty, with rolling green fields and woodland trails perfect for leisurely walks and outdoor pursuits.

For families, Shenstone offers access to reputable schools and educational facilities, ensuring a nurturing environment for children to thrive. Transport links are excellent, with easy access to major road networks and nearby train stations, making commuting a breeze.



**Entrance Hall** 7.08m (23'3") max x 3.53m (11'7")

**Kitchen/Diner/Family Room** 7.18m (23'7") x 5.75m (18'10")

**Games Room** 6.33m (20'9") x 5.33m (17'6")

**Living Room** 4.34m (14'3") x 3.91m (12'10")

**Office** 3.59m (11'9") x 2.64m (8'8")

**Utility Area** 2.64m (8'8") x 2.25m (7'5")

**WC** 1.56m (5'1") x 1.43m (4'8")

**Bedroom 1** 5.74m (18'10") x 4.51m (14'10")

**Walk-in Wardrobe** 2.66m (8'9") x 1.71m (5'7")

**En-suite** 2.44m (8') x 2.34m (7'8")

**Bedroom 2** 3.92m (12'10") x 3.54m (11'7")

**En-suite** 2.38m (7'10") x 1.72m (5'8")

**Bedroom 3** 3.91m (12'10") x 3.57m (11'9")

**Bedroom 4** 3.53m (11'7") x 3.36m (11')

**Bathroom** 3.17m (10'5") x 2.37m (7'9")



# FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

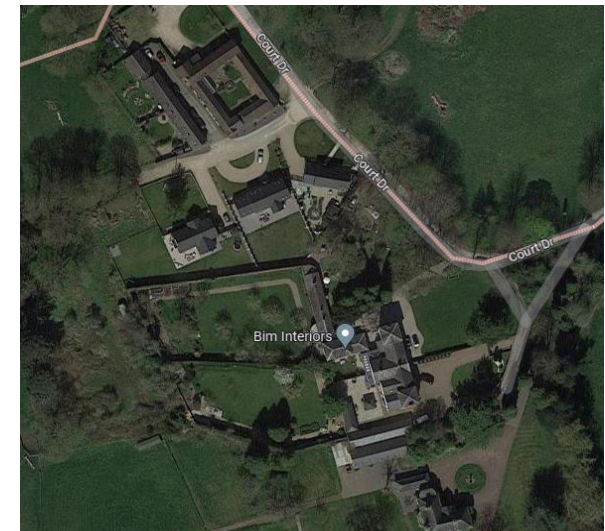


Total area: approx. 244.1 sq. metres

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location





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.







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