



Birmingham Road, Shenstone  
Lichfield, WS14 0JR

Offers in the Region Of £765,000

Welcome to 'The Hollies', a private development of four properties located in the highly desirable village of Shenstone, just off Birmingham Road.

This impressive, extended executive detached family home measuring over 2500 square feet offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

Tucked away in a private setting, the property enjoys an attractive frontage with driveway parking and a side garage.

Internally, the home is beautifully presented throughout and briefly comprises a welcoming entrance hallway with guest WC, an elegant living room with a walk-in bay window and the standout feature of this home is the spacious open-plan kitchen/dining/family area ideal for entertaining. A rear extension features a sitting area with vaulted ceiling and a lounge area with lantern skylight and bi-fold doors opening to the rear garden. In addition, there is a utility room housing appliances and access to the garage.

The first floor offers three double bedrooms and a contemporary style family bathroom.

Bedroom two has an en-suite shower room and fitted wardrobes, bedroom three is currently being used as a home office and has fitted work units and fitted wardrobes and bedroom four is also a double bedroom.

The second floor is a fantastic principal suite with double bedroom, Velux windows, an en-suite shower room and a dressing room or fifth bedroom/nursery if required.

The private rear garden offers a peaceful retreat and features a decked seating area, low maintenance artificial turf and mature trees to borders.

Located in the heart of Shenstone, the property is conveniently located within easy reach of highly regarded schools, local amenities, restaurants and Shenstone train station, offering excellent commuter links to Lichfield, Sutton Coldfield, Birmingham and beyond.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Lichfield City Council.  
Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department  
on 01543 221800 or via [Lichfield@paulcarrestateagents.co.uk](mailto:Lichfield@paulcarrestateagents.co.uk)





**Entrance Hall**  
**Guest WC**

**Living Room**  
6.10m (20') x 3.94m (12'11")

**Kitchen/Diner**  
6.65m (21'10") x 4.26m (14')

**Utility**  
2.78m (9'1") x 2.25m (7'5")

**Sitting Area**  
3.36m (11') x 3.17m (10'5")

**Lounge Area**  
5.19m (17') x 2.89m (9'6")

**First Floor Landing**

**Bedroom 2**  
4.26m (14') x 3.92m (12'10")

**En-suite 2**  
2.48m (8'2") x 2.30m (7'7")

**Bedroom 3**  
3.66m (12') x 3.46m (11'4")

**Bedroom 4**  
3.61m (11'10") x 2.84m (9'4")

**Family Bathroom**

**Second Floor Landing**

**Bedroom 1**  
4.75m (15'7") x 4.02m (13'2")  
**En-suite**

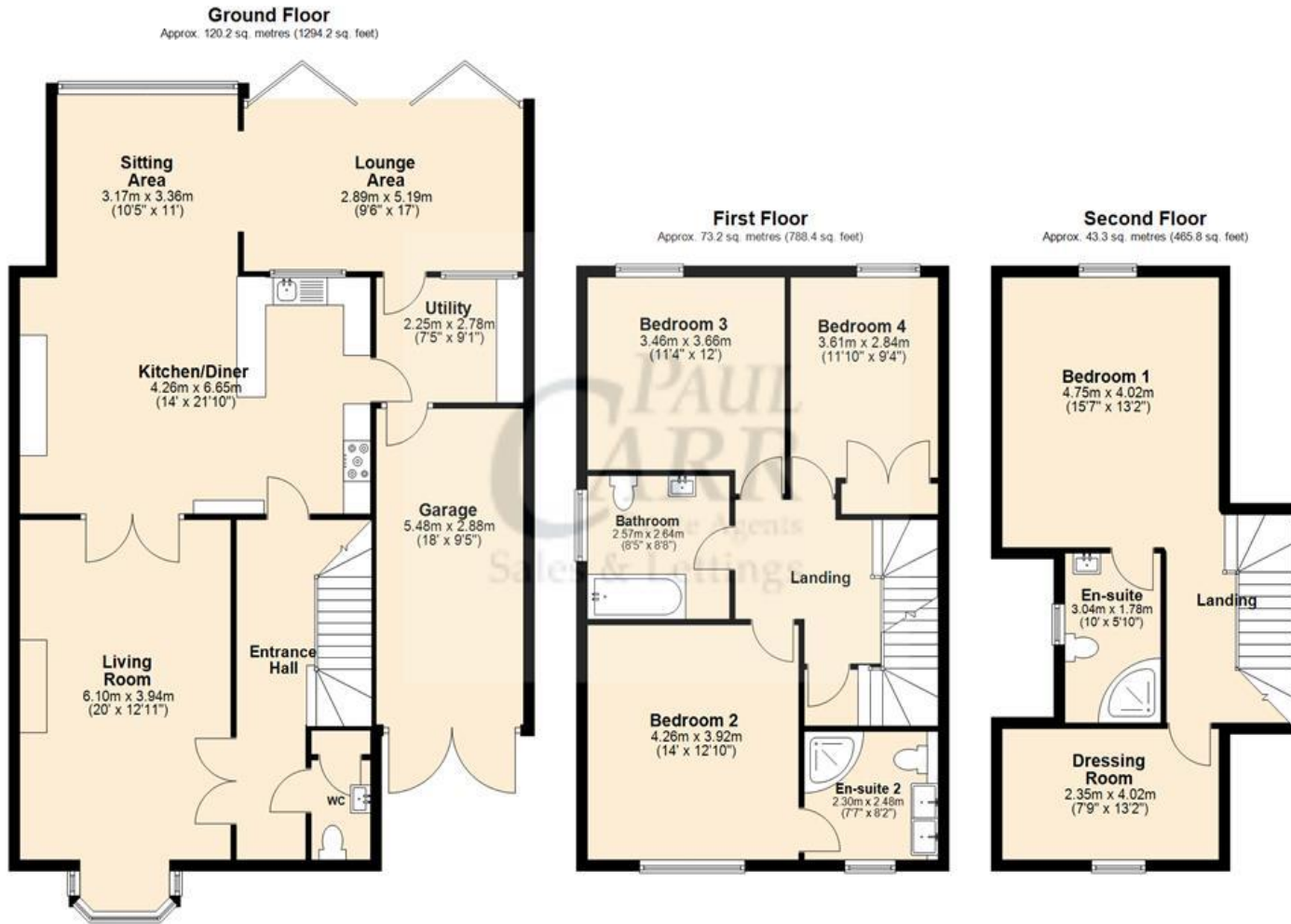
**Dressing Room**  
4.02m (13'2") x 2.35m (7'9")





# Floor Plan

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

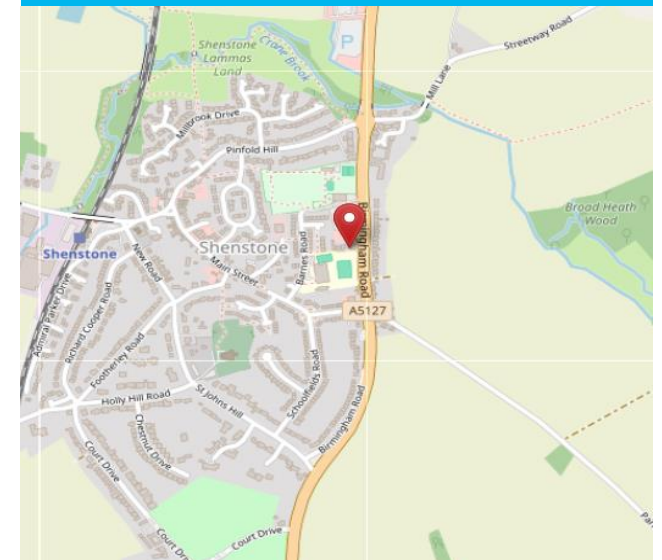


Total area: approx. 236.8 sq. metres (2548.4 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### **Agent's Note:**

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

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.