PAUL CARR Estate Agents Sales & Lettings

Lichfield | 01543 221800 | Lichfield@paulcarrestateagents.co.uk



# Schoolfields Road, Shenstone
# Lichfield, WS14 0LL

**Offers in the Region Of £495,000**

# Shenstone

## Offers in the Region Of £495,000

4 1 2

Welcome to Schoolfields Road just off St John's Hill, the area's most highly regarded locations and this extended family home offering ample ground floor living space, four good-sized bedrooms and a refitted family bathroom set over three floors.

Set behind a block paved driveway for several vehicles the property features a front porch leading into the spacious living room. A log burner is the standout feature of this relaxing space. The fitted kitchen has ample storage units and opens to an impressive open-plan dining area with doors leading out the rear garden. Off the kitchen is a utility room housing appliances and a guest WC. A further door off the kitchen leads to a boot room with side door access, an ideal area for pets. Completing the ground floor is the integral garage. Upstairs to the first floor are three good sized bedrooms and an impressive refitted bathroom with slipper bath, a separate corner shower and quality wall tiling. Stairs off the landing lead to the top floor room ideal as a bedroom or home office. Several Velux windows provide floods of light and cupboards and eaves space provide storage solutions.

The property sits on a good sized, private plot and the rear garden is perfect for families and great for entertaining with a raised decked area ideal for outside dining and finished with high quality Millboard composite decking with built-in edge lighting. In addition there is a summer house with electric and lighting.

The property is conveniently positioned in a prime area of Shenstone within close proximity to schools, shops and restaurants. For commuters the M6 Toll road and A38/A5 links are close by and the local train station is 0.5 miles away offering regular links to Lichfield and Birmingham.

This fabulous family home needs to be viewed to appreciate the space on offer, call Paul Carr Lichfield to arrange a viewing today!





















## *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. Came on the market: 18th June 2026

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.

# *Property Specification*

Extended and Deceptively Spacious Family Home
Highly Regarded Area of Shenstone off St John's Hill
Ample Driveway Parking & Garage
Open Plan Kitchen/Dining Area
Utility Room & WC

**Porch**
2.24m (7'4") x 1.81m (5'11") max

**Living Room**
7.74m (25'5") max x 4.96m (16'3") max

**Kitchen**
5.12m (16'10") x 2.71m (8'11")

**Dining Room**
6.47m (21'3") x 2.70m (8'10") max

**Utility Room**
1.99m (6'6") x 1.88m (6'2")

**Boot Room**
2.48m (8'2") x 2.08m (6'10")

**Garage**
4.80m (15'9") x 2.42m (7'11")

**Bedroom 1**
3.99m (13'1") x 3.39m (11'1")

**Bedroom 2**
4.01m (13'2") x 2.83m (9'3")

**Bedroom 3**
3.36m (11') x 2.04m (6'8")

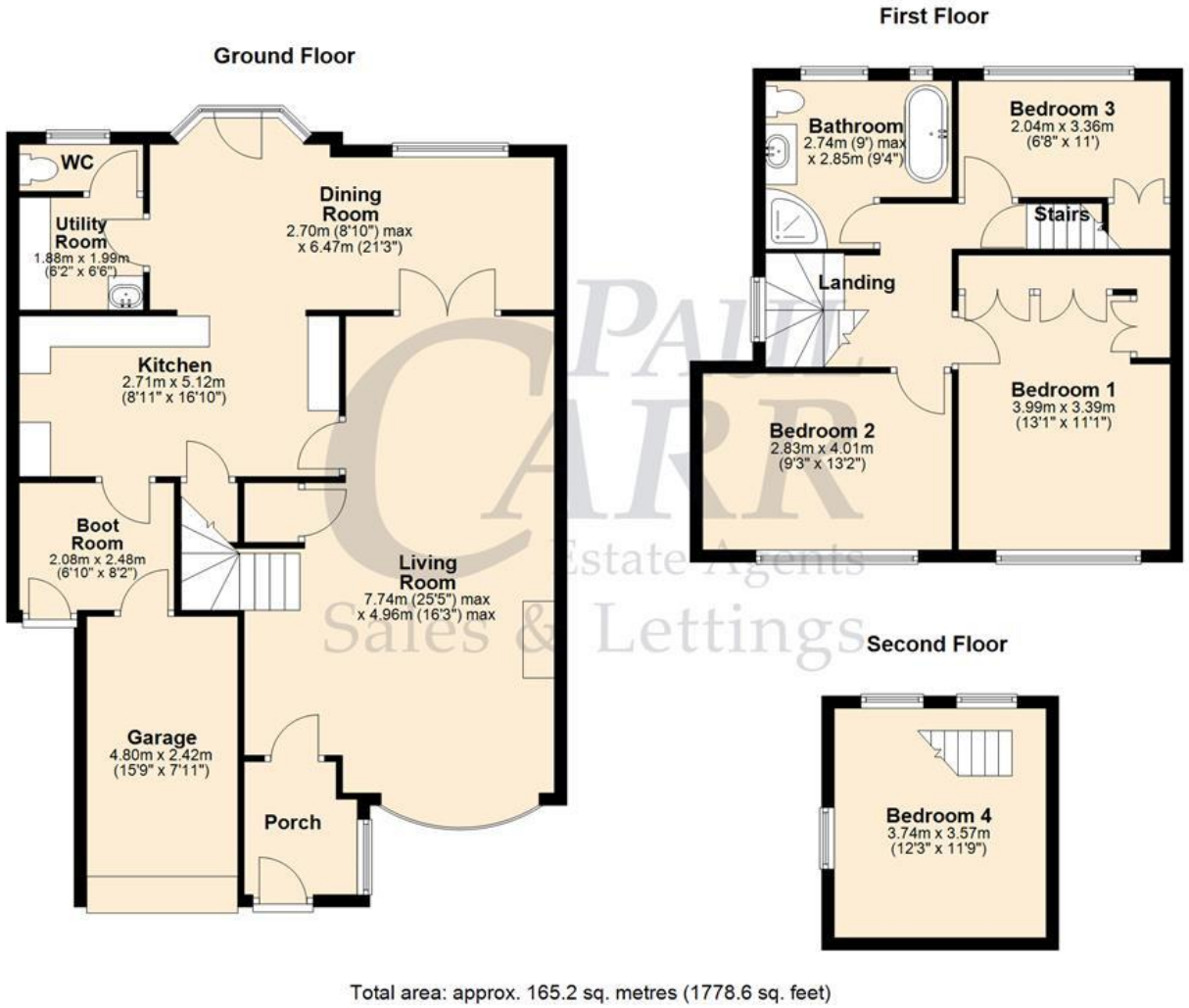
**Bathroom**
2.85m (9'4") x 2.74m (9') max

## *Viewer's Note:*

Services connected: Water, drainage, gas, electric
Council tax band: D
Tenure: Freehold
Other: No loft- converted into bedroom

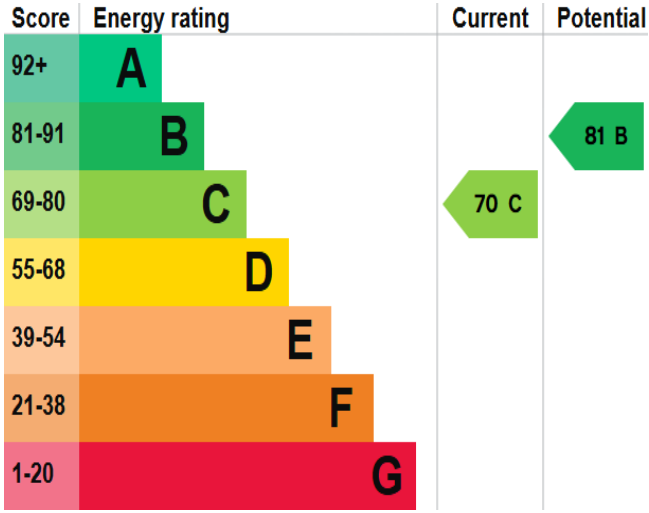
# Floor Plan

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




Total area: approx. 165.2 sq. metres (1778.6 sq. feet)

## Energy Efficiency Rating




## Map Location




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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman