



7 Essington Close, Shenstone
Lichfield WS14 0LA

Downes & Daughters
ESTATE AGENCY

7 Essington Close, Shenstone Lichfield WS14 0LA £650,000

A four bedroom detached executive home occupying an enviable position, with a west facing garden, within this select development adjacent to the protected Lammas Land. An area of natural green space. Falling within the King Edward's catchment area, Shenstone is regarded as one of the most desirable villages in the area with a wealth of amenities and direct train links to Birmingham and this substantial family home is offered for sale with no onward chain and has enormous potential to extend over the garage to substantially increase the already impressive 1,595 square feet of wonderfully flexible accommodation. Currently comprising: A porch entrance, hallway with guest cloakroom, formal living and dining rooms, kitchen, utility and spacious conservatory on the ground floor whilst the first floor boasts four bedrooms and two bathrooms. Externally the impressive frontage provides private driveway parking, lawned front garden and a double garage and the rear garden benefits from a westerly aspect, great levels of privacy and immaculate presentation.

Viewing is essential to appreciate the attractive nature of this house, its desirable position and future potential.

GROUND FLOOR

Porch • Entrance Hallway • Guest Cloakroom • Living Room • Dining Room • Kitchen • Utility Room • Conservatory

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three With Built In Cupboard • Bedroom Four • Family Bathroom

OUTSIDE

Well Presented Lawned Front Garden With Hedge Boundary • Private Driveway Parking • Double Garage • Gated Side Access • Neat Landscaped West Facing Rear Garden • Shaped Lawn & Established Borders • Manicured Shrubs & Hedges • Patio Seating Area • Timber Storage Shed • Open Views To The Rear

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • Cavity Wall Insulation • Gas Central Heating • All Mains Services







Approximate total area⁽¹⁾
 1595 ft²
 148.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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