36 SHIRRALL DRIVE, DRAYTON BASSETT, B78 3EG

OFFERS AROUND - £1,250,000

Set amidst delightful open countryside upon the prestigious Canwell Estate, this exceptional and much improved, detached family residence offers an enviable blend of character, space and refined modern living. Occupying a large, mature and private plot, the property enjoys the perfect balance of peaceful semi-rural surroundings whilst remaining within easy reach of Mere Green and Tamworth shopping centres, together with excellent transport connections including nearby access to the M6 Toll Road. Beautifully enlarged and immaculately presented throughout, the home is entered via a welcoming open plan dining hall with a striking fireplace and log burner, immediately setting the tone for the warmth and quality found throughout.

At the heart of the home lies a stunning comprehensively fitted breakfast kitchen, thoughtfully designed for both everyday family living and entertaining alike, featuring granite worktops, a twin Belfast sink, substantial central island, twin AGA and an abundance of fitted cabinets, complemented further by a substantial utility room off and walk-in pantry. The property of course enjoys double glazing with lead light features and central heating. The property offers three versatile reception rooms, including a generous family lounge with feature log burner, ideal for cosy evenings and relaxation, together with a charming additional sitting/day room, positioned beautifully off the kitchen, creating a wonderful flow to the living accommodation. A guest cloakroom/WC completes the ground floor accommodation.

An imposing oak staircase rises to the first floor where four well proportioned bedrooms can be found. The impressive principal suite enjoys fitted wardrobes together with a walk-in wardrobe, whilst bedroom two also benefits from a walk-in wardrobe space and a well-appointed en-suite shower room. The luxurious en-suite bathroom to the master suite has been beautifully appointed with a contemporary white suite incorporating a freestanding slipper bath, with an additional family bathroom once more featuring a slipper bath serving the remaining bedrooms.

Externally, the generous rear gardens provide a superb setting for entertaining family and friends, complemented by an excellent garden room incorporating a cosy bar area. Furthermore, there are three substantial storage stables offering enormous potential for conversion into home offices, gymnasium facilities or similar. A large garage with adjoining workshop area and an impressive in-and-out driveway complete this truly outstanding countryside home. Viewing is considered absolutely essential to fully appreciate the size, setting and exceptional standard of accommodation on offer.

The Property Ombudsman

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IN-OUT GATED DRIVEWAY: Multi-vehicle rustic block driveway with access gained to the accommodation via a **CANOPY PORCH** : feature oak door to:

WELCOMING DINING ROOM: 20'6 x 18'4 x 14'. Double glazed windows to front and side, two period style radiators, substantial fire surround with recess having log burning stove set upon a flagstone hearth, oak flooring.

FEATURE LOUNGE: 20'6 max x 18'6 min x 14'. Double glazed windows to front and side, two period style radiators, substantial feature fire surround with recess having inset log burning stove, oak flooring.

INNER HALLWAY: Opening to - **GUEST CLOAKROOM / WC:** Double glazed window to side, matching white suite comprising period style high level WC, wide coordinating wash hand basin, quarry tiled floor.

SUBSTANTIAL FITTED BREAKFAST KITCHEN: 19'6 x 18'3. Two double glazed windows and stable door to rear. Double bowl Belfast sink set into sweeping granite worktops. There is a comprehensive range of bespoke fitted units to both base and wall level including drawers with co-ordinating substantial central island unit with four space breakfast area and inset sink. Large Aga having four ovens and twin hobs, integrated full size fridge and freezer, dishwasher, flagstone floor. **WALK-IN PANTRY:** Double glazed window to side and shelving.

UTILITY ROOM: 10'9 x 9'7. Two double glazed windows to rear, double Belfast sink, fitted wall and base units, tiled work surfaces, recesses for washing machine and dryer, space for American-style fridge/freezer, quarry tiled floor.

SNUG / DAY ROOM: 19'10 max / 15'6 min x 18'1 max / 10'2 min. Double glazed window to side with further double glazed double French doors to garden, period style radiator, flagstone floor.

FEATURE OAK RETURN STAIRS TO LANDING: Double glazed window to rear, two period radiators.

BEDROOM ONE: 16'2 x 16'1. Two double glazed windows to rear, two period style radiators, fitted wardrobes to full width with drawer units. **WALK-IN WARDROBE:** Fitted shelving and hanging rails.

EN-SUITE BATHROOM: 10'2 x 9'9. Double glazed window to rear, freestanding slipper bath in white with co-ordinating period style feature suite, having vanity wash hand basin, high-level Burlington WC, enclosed shower, marble-style tiled floor.

TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.

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BEDROOM TWO: 14'10 x 11'10 max / 10'8 min. Double glazed window to fore, period style radiator. **WALK-IN DRESSING AREA / WARDROBES:** Three double fitted wardrobes.

EN-SUITE SHOWER ROOM: Double glazed window to side, matching white suite comprising walk-in shower, glazed splash screen, wash hand basin, low flushing WC, period style radiator / towel rail.

BEDROOM THREE: 14'9 x 10'6 max / 9'3 min. Double glazed window to front, period style radiator, decorative iron fire surround.

BEDROOM FOUR: 11'4 x 9'7. Double glazed window to side, period style radiator.

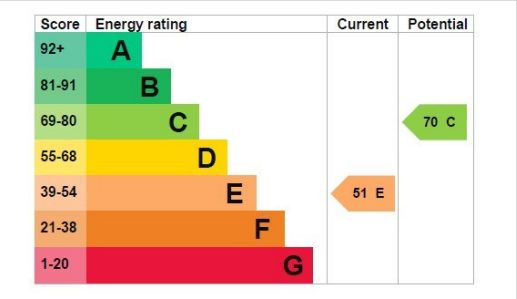
FAMILY BATHROOM: Double glazed window to side, slipper style bath, matching white suite having high level WC, wash hand basin, radiator / towel rail.

OUTSIDE: Wide patio area to the rear, generous mature rear garden surrounded by hedges, offering a high degree of privacy and having timber shed and two further patio areas.

GARDEN ROOM: 19'9 x 15'8. Window to side, fitted bar with shelving. **SEPARATE WC:** Low flush WC, wash hand basin.

GARAGE / COMBINED WORKSHOP AREA : 23' x 14'5 with additional 8'6 x 7'6. Door to garden.

THREE STABLES PROVIDING STORAGE OR FURTHER POTENTIAL: STABLE ONE: 16'3 x 12'3. STABLE TWO: 15' x 8'2. STABLE THREE: 10'3 x 9'6. There is a further storage area set to the side.



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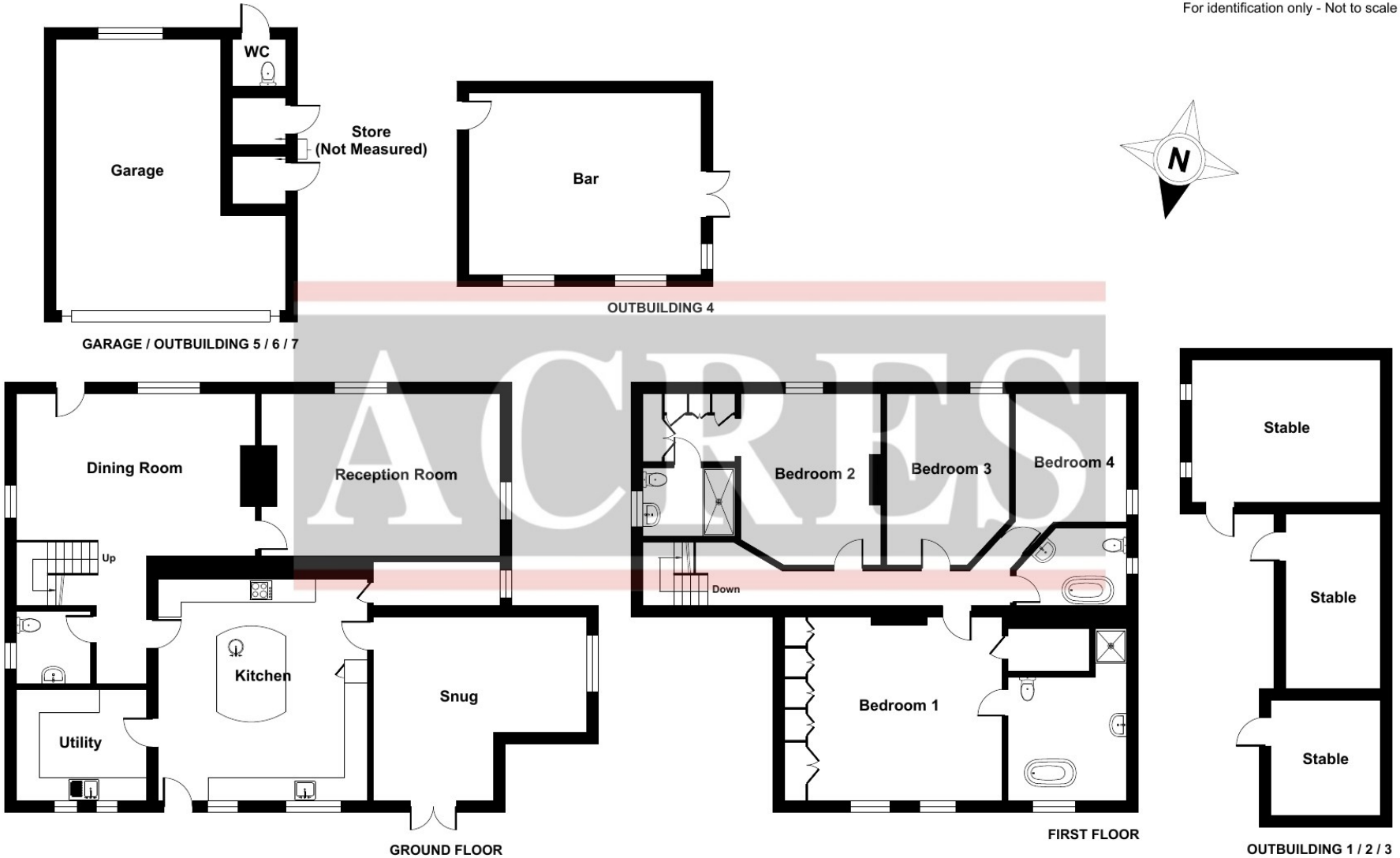
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Acres Estate Agent. REF: 1454251

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.