



3 Essington Close, Shenstone  
Lichfield WS14 0LA

Downes & Daughters  
ESTATE AGENCY

3 Essington Close, Shenstone  
Lichfield WS14 0LA  
£575,000

Downes & Daughters is delighted to offer for sale this charming three bedroom detached family home, with a west facing rear garden, in a coveted corner of one of Shenstone's most desirable estates. 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. The internal accommodation extends to 1,450 square feet and the ground floor currently comprises: A porch entrance, hallway with guest cloakroom, formal living room opening in to a dining room, kitchen diner, utility and an attractive conservatory linking the property to the garden. The first floor offers something different to neighbouring properties, plumping for an opulent principal bedroom with spacious en suite and the two further bedrooms sharing a family bathroom. The back facing bedrooms having views towards the Lammas Land. Externally the attractive approach boasts an immaculate lawned front garden, private driveway parking for a number of vehicles, a tandem integral garage and a beautifully presented landscaped rear garden with neat lawn, patio seating areas, raised borders and a timber storage shed.

Viewing is essential to appreciate the attractive nature of this house and its desirable position within the estate.

**GROUND FLOOR**

Porch • Entrance Hallway • Guest Cloakroom • Living Room Opening To Dining Room With Sliding Patio Doors To Conservatory • Kitchen Diner With Access To The Garage • Utility Room • Conservatory

**FIRST FLOOR**

Landing • Principal Bedroom With Fitted Wardrobes • Spacious En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

**OUTSIDE**

Attractive Manicured Front Lawn Approach • Private Driveway Parking • Tandem Integral Garage • Gated Side Access • Beautifully Landscaped West Facing Rear Garden • Shaped Lawn & Raised Borders • Extensive Patio Seating Area • Timber Storage Shed

**FURTHER INFORMATION**

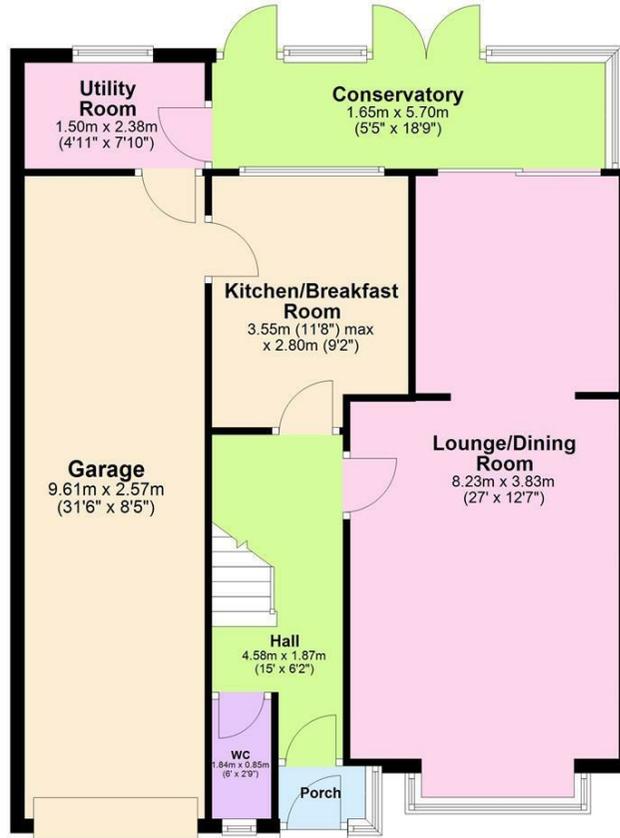
Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • Cavity Wall Insulation • Gas Central Heating • All Mains Services



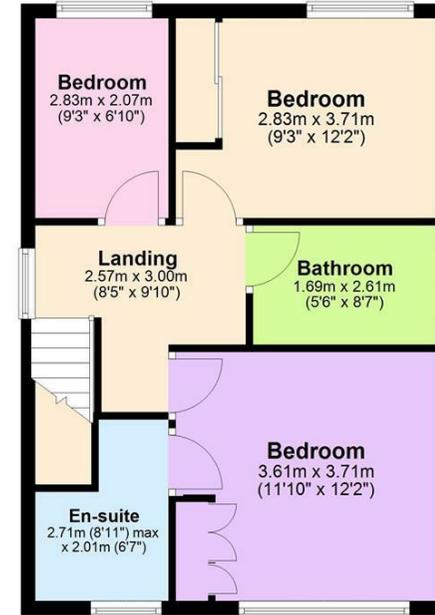




**Ground Floor**  
Approx. 87.6 sq. metres (942.7 sq. feet)



**First Floor**  
Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 134.7 sq. metres (1450.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Not All Agents Are Equal...