

Richard Cooper Road

Shenstone, Lichfield, WS14 0NN

John 
German





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Offers Over £550,000

A superbly presented link-detached family home situated within the highly sought after village location of Shenstone.



This extended and superbly presented family home is situated on Richard Cooper Road in the sought-after village of Shenstone. Shenstone is ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including a choice of village shops, butchers, village train station, hairdressers, a library and superb choice of pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling, the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and the highly regarded King Edward VI School in the nearby cathedral city of Lichfield. Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll road.

As part of the refurbishment, the property has been completely rewired and a brand new central heating boiler has been installed. The entrance door opens into the spacious hallway with tiled flooring, carpeted stairs rising to the first floor landing and doors off into the living room and kitchen. The light and inviting living room has a beautifully tiled floor, bay window to the front aspect, both wall and ceiling light points and a stone fireplace. Double doors open into the extended dining room with the same tiled flooring flowing through, both wall and ceiling light points, window to the side aspect, and French doors opening out to the rear garden.

The kitchen is fitted with a brand new range of matching wall and base units with fitted worksurfaces over, inset sink and drainer and a range of integrated appliances. There is a window to the rear aspect, tiled flooring, spotlights to the ceiling and doors off into the hallway and utility room. The utility room has space and plumbing for a washing machine, a door into the guest cloakroom, useful understairs storage cupboard, window and door out to the rear garden and a door into the integral garage.

Upstairs, there are three well proportioned bedrooms; two spacious doubles and a fair size single. The family bathroom comprises of an L-shaped bath with shower over, half tiled walls, low level WC, chrome style heated towel rail, spotlights to the ceiling and an obscured window to the rear aspect.

Outside, to the front of the property is a lawned garden with adjacent driveway providing off-road parking for three to four vehicles and access into the garage. To the rear of the home is an enclosed garden with a large patio seating area, lawned garden and a variety of plants, trees and shrubs.

Agents note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19062026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

132.5 m²

1425 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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