



Connells

Court Drive
Lichfield



Property Description

****WOW****

Tucked away along the exclusive private road of Court Drive in the highly desirable semi-rural village of Shenstone is this exceptional residence offers an enviable blend of tranquillity, space and refined living, all within easy reach of excellent local amenities and sought-after schools. This beautifully appointed and immaculately presented home showcases generous and versatile accommodation, including four well-proportioned bedrooms and two stylish bathrooms. The ground floor is thoughtfully arranged to suit both family life and entertaining, featuring an elegant lounge diner, a striking open-plan kitchen diner, and a charming family snug, alongside a separate utility room and guest WC with shower.

****PRIVATE ROAD LOCATED IN THE VERY POPULAR VILLAGE OF SHENSTONE CLOSE TO ALL LOCAL AMENITIES, SHOPS AND SCHOOLS****

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Externally, the property continues to impress with a substantial driveway, integral garage, and a truly outstanding rear garden - expertly landscaped and meticulously maintained - enjoying uninterrupted, far-reaching views across the rolling Staffordshire countryside. Finished to an exceptional standard throughout, this is a rare and unique opportunity to acquire a stunning home in one of the area's most prestigious and peaceful settings.



Entrance Porchway

Entrance Hallway

Ground Floor Shower Room

Kitchen

23' 1" x 10' 5" (7.04m x 3.17m)

Utility Room

11' 10" x 5' 5" (3.61m x 1.65m)

Lounge

14' 2" x 11' 11" (4.32m x 3.63m)

Snug

14' 5" x 13' 9" (4.39m x 4.19m)

First Floor Landing

Bedroom One

14' 1" x 12' (4.29m x 3.66m)

Bedroom Two

14' 3" x 12' (4.34m x 3.66m)

Bedroom Three

12' 6" x 10' (3.81m x 3.05m)

Bedroom Four

10' 6" x 10' (3.20m x 3.05m)

Family Bathroom

Integral Garage

20' 4" max x 11' 10" max (6.20m max x 3.61m max)

Driveway To Fore

Stunning Rear Garden*large

Court Drive Location

Shenstone Village

Shenstone Village is a popular sought after village in Staffordshire and is located west of Birmingham and three miles south of the Cathedral City of Lichfield. Its parish is extensive and comprises of several neighbouring villages including Stonnall, Footherley, Wall, Hints and Little Hay. Local amenities can be found in the heart of the village including a doctor's surgery, newsagents, hairdressers, post office and a butchers shop. Local schooling includes Greysbrooke Primary School in the village and King Edwards VI in the Cathedral City of Lichfield.

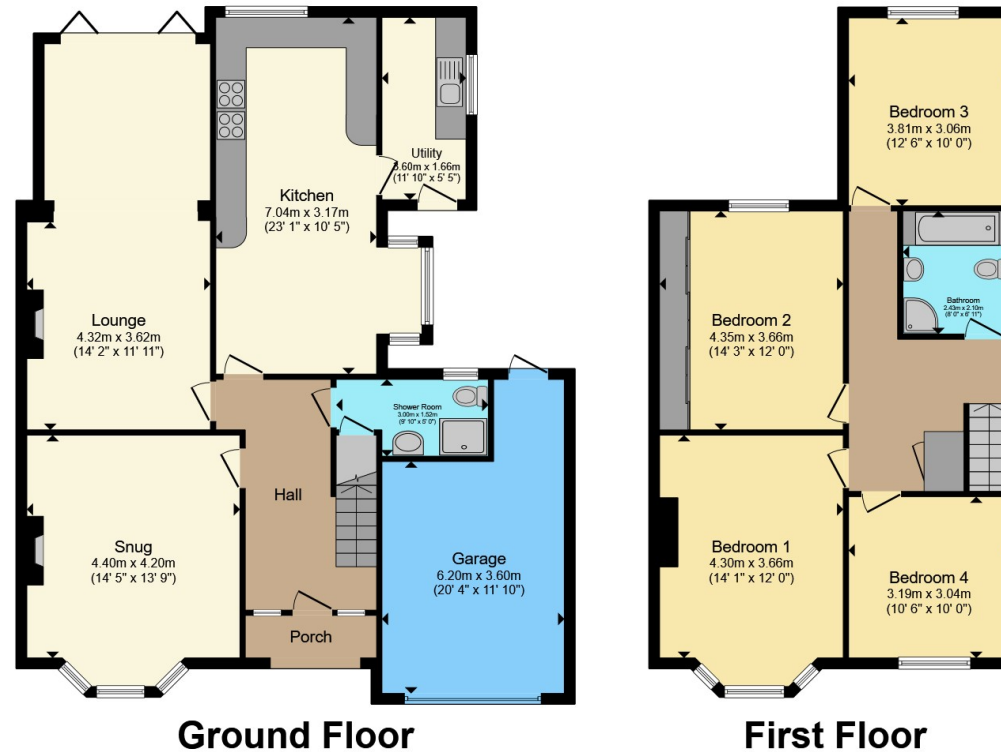
Shenstone's railway station was opened in 1884 and this cross city railway line provides links between Birmingham and Lichfield City Centre. For the sporting enthusiast facilities can be found at Shenstone Tennis Club, Aston Wood Golf Club

and Whittington Heath Golf Club. For the driving commuter there is easy access via the A5127 to destinations both north and south via the M6 Toll and the A5. For East and South bound destinations the A38 is easily accessible.









Total floor area 189.7 m² (2,042 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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view this property online connells.co.uk/Property/LFD312212

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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