

# Eastridge Croft

Shenstone, Lichfield, WS14 0LN

John German



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£770,000

This outstanding property simply has to be viewed in order to appreciate its deceptively spacious accommodation courtesy of its superb contemporary rear extension plus its beautiful rear garden.



The property is located in Shenstone village that is situated between Sutton Coldfield and the cathedral city of Lichfield. It is a particularly sought after village with local shops, several welcoming country pubs and a railway station that is within a few minutes' walk and provides services to Lichfield, Birmingham city centre and other suburban holts. The M6 toll road is close by and gives access into the national motorway network.

Step inside the reception hall which provides a most welcome introduction to this lovely property having stairs to the first floor landing. Leading off is a shower room with shower having both conventional and waterfall heads, circular wash basin on a stand with cupboard below, WC and exquisite tiling. The heart of the home is the open plan kitchen/dining/living area which is fitted with an extensive range of very attractive high and low level units complemented by granite work surfaces incorporating a recessed twin bowl ceramic sink. A recess houses a Range style oven, a further recess has an American style fridge freezer plus an integrated dishwasher and microwave. A centre island unit has additional base cupboards beneath and a wooden worktop that incorporates a dining bar. The recently extended living area has a log burner, a roof lantern allowing natural light to flood the room and bi-folding doors leading out to the rear garden. A separate utility has further units, a stainless steel sink and drainer plus space and provision for a washing machine. The elegant drawing room has an excellent stone fireplace with granite inset, hearth and a coal effect electric fire, there are two Velux skylights allowing natural light to enter the room and uPVC double glazed French style doors opening to the recently landscaped rear garden with attractive patio garden. Completing the ground floor is a very pleasant second sitting room/fifth bedroom and spacious double bedroom three.

On the first floor the principal bedroom has an extensive range of built in wardrobes plus a dressing room with further professionally built in wardrobes. A door gives access into the bathroom having a freestanding roll top bath with chrome tap and shower, rectangular wash basin with integrated drawer, WC and separate double walk-in shower. The second bedroom also has the benefit of its own en suite comprising shower, wash basin, WC and superb wall tiling. Bedroom four is another spacious room that is currently used as an office and interconnects with bedroom two.

The property stands well back from the road in a pleasant cul de sac position beyond a spacious drive which extends to the side giving access to the garage. Steps lead up to an attractive fore garden with established beds. To the rear is a spacious enclosed garden with a newly laid full width stone slab patio area along with a retaining wall and steps up to a superb artificial lawn that has spacious sun terraces either side, making it ideal for outdoor entertaining. Beyond the garden lies the village church and church yard.

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

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

**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 and type:** TBC - 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/13082024/06012025







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1974.42 ft<sup>2</sup>

183.43 m<sup>2</sup>

**Reduced headroom**

40.69 ft<sup>2</sup>

3.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## John German

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