

THE SHIRES MILL COURT
SHENSTONE
LICHFIELD
WS14 0DE



ACCOMMODATION

The Shires is a most impressive barn set within a private courtyard development in the sought-after picturesque village of Shenstone.

Ground floor:

Entrance Hall

WC

Kitchen

Utility

Study

Dining Room

Drawing Room

First Floor:

Landing

Principal bedroom with dressing room, occasional bedroom and en suite

Bedroom two with En Suite

Approximate gross internal floor area including garage

2129 square feet (198 square metres).

EPC rating: TBC



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is situated in the highly desirable village of Shenstone within a charming private development. Shenstone offers a range of local amenities, including shops, a doctor's surgery, and several welcoming country pubs. The village is popular for its excellent commuter access, with the new M6 Toll Road only a two-minute drive away, connecting to the national motorway network and the A38 for easy routes east toward the M1. Shenstone also benefits from its own railway station on the Cross City Line, providing convenient travel to Sutton Coldfield, Birmingham, Lichfield, and nearby stops.

Lichfield, a short drive away, offers a broader array of amenities and the Trent Valley railway station with regular services to London Euston, some taking as little as 1 hour and 20 minutes. The area has access to reputable schools, including King Edward VI School, The Friary School, Lichfield Cathedral School, and Greysbrook Primary School. Prospective buyers should verify school catchment details with the local council for the most current information.

Description of Property

This exceptional property offers a blend of modern elegance and timeless charm, ideal for those seeking a high-value residence with luxurious living spaces. Upon entry, you're welcomed by an impressive hall with exposed brickwork and beautiful wood flooring, creating a warm and inviting first impression. Off the hall, a convenient WC is neatly positioned for guests.

The spacious kitchen is designed for both functionality and style, featuring an array of wall and base units, tiled flooring, and ample work surfaces. Equipped with an induction hob and extractor, this culinary space includes room for a dining table, making it perfect for casual family meals, and leads out to an enclosed private outdoor area for al fresco dining and relaxation.

The ground floor continues with a quiet study, a utility room with a sink and dedicated spaces for a washing machine and dryer, and a light-filled dining room with windows to the front and direct access to the rear. The true heart of the home is the expansive dual-aspect drawing room, where large windows flood the room with natural light, and a charming log burner offers warmth and ambiance—ideal for cozy evenings and entertaining alike.

Ascending to the first floor, you'll find a well-appointed arrangement of 2/3 bedrooms and 2 bathrooms, designed to provide privacy and comfort. The principal suite is an impressive retreat complete with air conditioning, offering generous space, abundant natural light, and a luxurious en-suite bathroom. The

dressing room offers ample storage and an additional room off offers an occasional bedroom.

Bedroom Two is a spacious double room, decorated in calming neutral tones that create a serene ambiance, perfect for relaxation. This inviting bedroom also features its own en-suite bathroom, adding a touch of privacy and convenience ideal for guests or family members seeking a personal retreat within the home.

This property's exquisite features, spacious layout, and premium finishes make it a rare find, offering an elegant and comfortable lifestyle in a highly desirable location.

Gardens & Grounds

Outside, the property features a welcoming communal courtyard at the front, where 'The Shires' boasts designated car parking along with a single garage. There is a private shared drive for access and the current service charge is approximately £200 per annum. At the rear, you'll discover a beautifully low maintenance garden, perfect for outdoor enjoyment. There is a private pump drainage system pumped into the main pumping station.

Services

Mains, water, gas and electricity are connected.

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions

From Sutton Coldfield take the A5127 (Lichfield Road) from Mere Green in the direction of Lichfield. At Watford Gap go straight on at the roundabout continuing on the A5127 (Birmingham Road) through Shenstone Wood End and on to Shenstone. After The Bull's Head Pub at Shenstone which will be on the left hand side you will come to a mini roundabout, take the third exit (Mill Lane) the private courtyard of Mill Court is 50mts on the right.

Terms

Tenure: Freehold

Local authority: Lichfield District Council 01543 308000

Tax band: G

Broadband speed approx

Standard 16 mbps

Superfast 80 mbps

Viewings

All viewings of The Shires are strictly by prior appointment with agents Aston Knowles 0121 362 7878.





Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: October 2024

Particulars prepared: October 2024

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



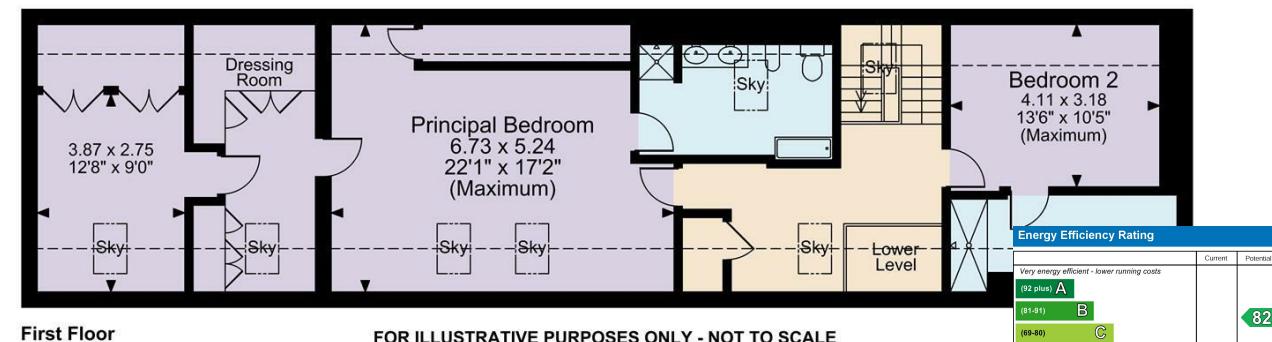
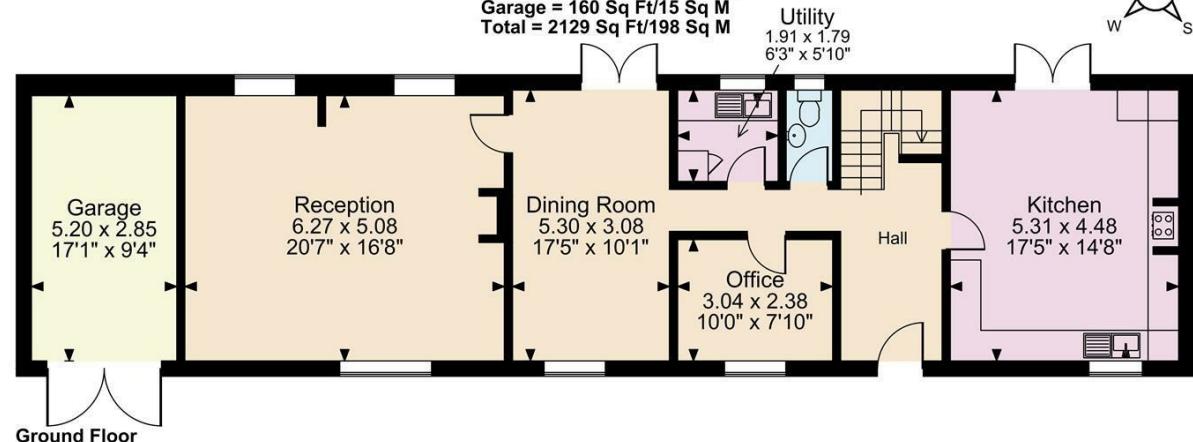
The Shires, Mill Court, Lichfield

Approximate Gross Internal Area

Main House = 1969 Sq Ft/183 Sq M

Garage = 160 Sq Ft/15 Sq M

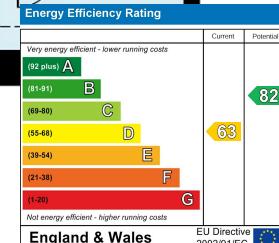
Total = 2129 Sq Ft/198 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com