



Oakdale House Lynn Lane, Shenstone
Lichfield WS14 0DS

Downes & Daughters
ESTATE AGENCY

Oakdale House Lynn Lane, Shenstone Lichfield WS14 ODS £725,000

A Victorian delight on the outskirts of one of Staffordshire's most desirable villages, renowned for its welcoming community, transport links, amenities and gastro pubs. This elegant period home occupies an impressive plot on the popular Lynn Lane, only moments away from the Train Station and underwent a full renovation ten years ago. The striking and sumptuously presented accommodation extends to nearly 1,500 sq.ft, is arranged over two floors and tastefully blends the inherent historic charm of the building with some more contemporary design twists. The internal accommodation boasts plantation shutters throughout and comprises: An attractive covered porch approach, entrance hallway, guest cloakroom, two front reception rooms, dining/breakfast room with access to the driveway and a kitchen with double doors opening to the rear garden. The first floor is equally impressive with a spacious landing, principal bedroom with fitted wardrobes (currently used as an opulent dressing room), en suite shower room, three further bedrooms and a family bathroom. This wonderful package is completed with some impressive attributes rarely found with a period property in this location. A landscaped and wonderfully private rear garden, with neat lawn, established beds and borders and patio seating areas. Two further fenced gardens offer play area, vegetable garden or storage potential. The gravel private driveway provides parking for a number of vehicles and the enclosed lawned front garden with high boundary hedge provides further private outdoor space.

Viewing is essential to appreciate the attractive nature of this delightful home within one of Staffordshire's finest villages.

GROUND FLOOR

Attractive Open Porch Approach • Entrance Hallway With Storage Cupboard • Guest Cloakroom • Striking Living Room With Large Walk In Bay Windows • Sitting Room Or Formal Dining Room • Dining/Breakfast Room With Access To Driveway & Semi Open Plan To... • Double Aspect Kitchen With Double Doors To Garden

FIRST FLOOR

Elegant Gallery Landing • Principal Bedroom With Fitted Wardrobes (currently used as an opulent dressing room) • En Suite Shower Room • Bedroom Two With Fitted Wardrobes & Original Fireplace • Bedroom Three • Bedroom Four/Study • Family Bathroom

OUTSIDE

Enclosed & Wonderfully Private Lawned Front Garden With High Boundary Hedge • Side Driveway Parking For A Number Of Vehicles • Attractive Landscaped Rear Garden Also With Great Levels Of Privacy • Neat Lawn & Patio Seating Area • Stylishly Planted Flourishing Borders • Separate Fenced Patio Area Suitable For Children's Play Area Or Veggie Garden • Further Fenced Storage Or Seating Area With Timber Storage Shed

FURTHER INFORMATION

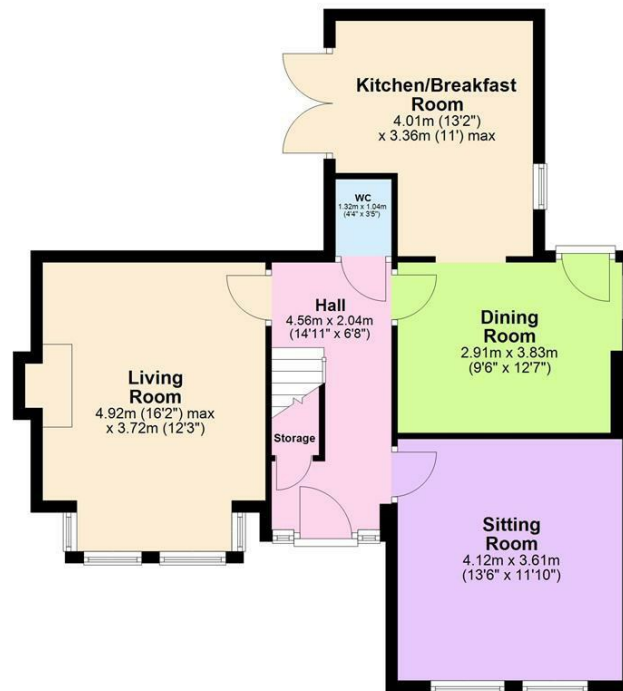
Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Double Glazed Windows • Plantation Shutters Throughout • Gas Central Heating • All Mains Services



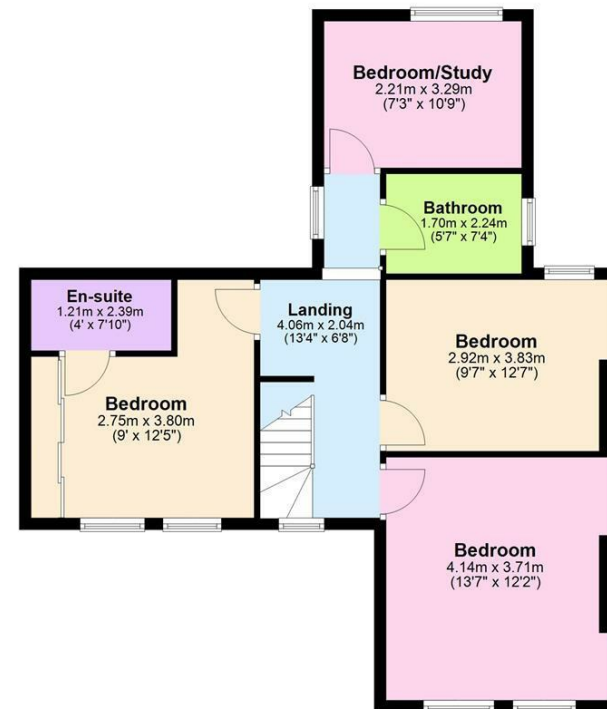




Ground Floor
Approx. 68.8 sq. metres (740.3 sq. feet)



First Floor
Approx. 66.7 sq. metres (718.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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