



9 | OAKWOOD CLOSE | SHENSTONE | STAFFORDSHIRE | WS14 0JJ

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ESTATE AGENCY



# 9

OAKWOOD CLOSE | SHENSTONE | STAFFORDSHIRE | WS14 0JJ

£795,000

An imposing four bedroom detached family home in a secluded and highly coveted corner of the ever popular village of Shenstone. Presented in a flawless contemporary style throughout, this exceptional home has been completely refurbished by the current owners and offers spacious and flexible accommodation, catering to all of today's modern family needs. Located adjacent to the protected Lammas Land, an area of natural green space, and falling within the King Edward's catchment area, Shenstone is regarded as one of the most desirable villages in the area with a wealth of amenities and direct train links to Birmingham. That 'top to toe' makeover has been finished to the most exacting of standards with names such as Porcelanosa, Laufen, Grohe, Quooker & Neff featuring heavily throughout, in addition to new windows, doors and staircase.

Now extending to 1,604sq.ft of wonderfully flexible accommodation, the ground floor currently comprises:

A vestibule oak porch, entrance hallway with guest cloakroom, formal living and dining rooms, rear study or sitting room with access to the rear garden, utility and a striking kitchen diner and family space with central island and bi-fold doors to the rear garden. A bespoke oak staircase rise to an equally impressive first floor which boasts a principle bedroom suite with dressing room and luxury en suite and three further bedrooms served by an opulent family bathroom with free standing bath and separate walk in shower. This perfect home also has the rare benefit of ample private driveway parking, impressive lawned front garden, one and a half size garage and a wonderfully private and professionally landscaped west facing rear garden, drenched in sunlight for most of the day. With an attractive mix of neat lawns, patio seating areas, stylishly planted borders and a raised water feature. Viewing is essential to appreciate the stunning nature of this home and its desirable position within one of the area's most popular villages.



## GROUND FLOOR

- Impressive Entrance Hallway With Bespoke Oak Staircase & Porcelain Tiled Floor
- Guest Cloakroom With Laufen Suite
- Stylish Living Room With Contemporary Glass Fronted Ceramic Log Fire
- Rear Study/Sitting Room With Sliding Doors To Rear Garden
- Formal Dining Room
- High Quality Showpiece Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors To Garden
- Large Island With Informal Dining, High Quality Integrated Appliances, Quooker Hot Water Tap & Attractive Exposed Brick Wall
- Utility Room With Access To Side Return





## FIRST FLOOR

- Stairs With Sunken Uplighters Rise To First Floor Landing
- Principal Bedroom Suite With Hidden Dressing Room
- En Suite Shower Room With Laufen Suite & Grohe Fittings
- Bedroom Two (fitted wardrobes)
- Bedroom Three
- Bedroom Four
- Opulent Family Bathroom With Free Standing Bath & Walk In Shower Also With Laufen Suite & Grohe Fittings







WHY WE LOVE THIS HOUSE...





## OUTSIDE

- Neat Lawned Fore Garden
- Attractive Oak Vestibule Porch Approach
- Impressive Private Driveway Providing Parking For A Number Of Vehicles
- One & A Half Size Garage With Two Separate Doors
- Gated Side Access To Rear Garden
- Immaculate Professionally Landscaped West Facing Rear Garden With Wonderful Levels Of Privacy
- Manicured Lawn
- Patio Seating Areas
- Stylishly Planted Borders & Raised Water Feature







Total area: approx. 178.3 sq. metres (1918.8 sq. feet)



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