



The Granary Mill Court,  
Shenstone WS14 0DE

Downes & Daughters  
ESTATE AGENCY

## The Granary Mill Court, Shenstone WS14 0DE £595,000

A rare opportunity to acquire a barn conversion within the exclusive Mill Court development on the rural fringe of the popular village of Shenstone, offered for sale with no onward chain. Conveniently situated between Lichfield and Sutton Coldfield, Shenstone has the enviable benefit of a direct train line to Birmingham and a hub of thriving local independent businesses including the award winning Russell's Butchers. It also falls within the sought after King Edward's catchment area. Mill Court is a highly regarded and select development of modern homes and barn conversions set just off Mill Lane and The Granary forms part of the original farm buildings. Occupying a private and secluded position within the development with rear gated access to Birmingham Road the property offers spacious and beautifully presented accommodation over two floors with a delightful mix of original features with more modern styling. The ground floor offers a spacious entrance hallway with guest cloakroom, an impressive living room with inglenook fireplace and access to the walled garden, a formal dining room with double height stained glass window also with access to the garden and a kitchen diner with views over the central courtyard. The first floor boasts an attractive landing, opulent principal bedroom suite with vaulted ceilings and en suite shower room, two further bedrooms and a family bathroom. Externally there are fore and rear patio gardens, allocated parking for two cars and a further open fronted garage.

Viewing is essential to appreciate the impressive nature of this property and the desirability of Mill Court itself.

### GROUND FLOOR

Entrance Hallway • Cloakroom • Living Room • Dining Room • Kitchen Diner

### FIRST FLOOR

Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three (fitted storage) • Family Bathroom

### OUTSIDE

Allocated Parking • Front Patio Seating Area • Rear Walled Garden (gated access on to Birmingham Road) • Open Fronted Garage

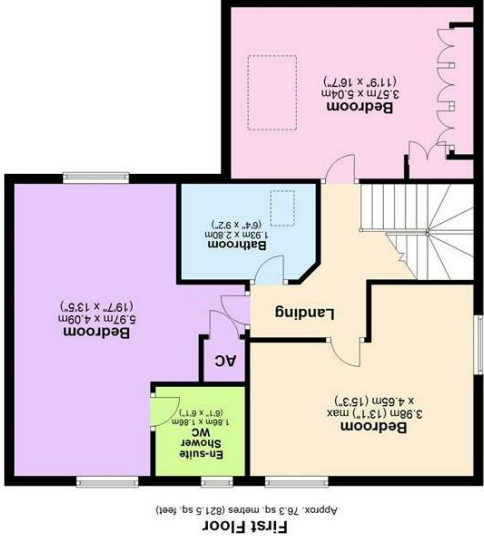
### FURTHER INFORMATION

Freehold (TBC by solicitor) • Estate Service Charge Of £200 PA • Council Tax Band F • Energy Rating D • Gas Central Heating • Upvc Double Glazing • All Mains Services • No Onward Chain





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Total area: approx. 181.5 sq. metres (1953.6 sq. feet)

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |         |
|-----------------------------------------------------------------|---------|---------|
| Current                                                         | Minimum | Maximum |
| 77                                                              | 47      | 77      |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |         |
| EU Directive 2002/91/EC                                         |         |         |
| England & Wales                                                 |         |         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |         |
| Very energy efficient - higher running costs                    |         |         |
| EU Directive 2002/91/EC                                         |         |         |
| England & Wales                                                 |         |         |
| Not energy efficient - higher running costs                     |         |         |
| Very energy efficient - lower running costs                     |         |         |
| Current                                                         | Minimum |         |
| 82                                                              | 57      | 82      |
| EU Directive 2002/91/EC                                         |         |         |
| England & Wales                                                 |         |         |
| Not energy efficient - higher running costs                     |         |         |
| Very energy efficient - lower running costs                     |         |         |
| Current                                                         | Minimum |         |
| 82                                                              | 57      | 82      |
| EU Directive 2002/91/EC                                         |         |         |
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| Not energy efficient - higher running costs                     |         |         |
| Very energy efficient - lower running costs                     |         |         |
| Current                                                         | Minimum |         |
| 82                                                              | 57      | 82      |



Not All Agents Are Equal...