6 THE HOLLIES
SHENSTONE
WS14 0JR

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

## ACCOMMODATION

The ground floor comprises a covered porch, reception hall, sitting room, and an open-plan kitchen, snug, and dining area, together with a guest WC, utility room, and integrated garage. A staircase rises to the first floor.
The first floor provides a landing, three bedrooms, including Bedroom Two with built-in wardrobes and an en-suite shower room, together with a family bathroom. A staircase leads to the second floor.
The second floor is dedicated to the principal suite, comprising a principal bedroom with an en-suite shower room and walk-in dressing room.
Externally, the property benefits from a block-paved driveway, gated side access, and a rear garden featuring a patio and lawn.

EPC Rating: C
Approximate total floor area: 2541 Sq.Ft or 228 Sq. Meters

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. A village located within the rural periphery of Sutton Coldfield, close to Stonnall and just under 4 miles away from the City of Lichfield.

One of the many advantages of the village is its location for fast communications to the M1, A38, A5, M42, M6, M6 Toll, and Birmingham International/NEC. Shenstone is also served by Shenstone railway station on the Cross-City railway line providing direct access to Lichfield City and Birmingham city centre.
The village has many amenities including four pubs (the recently refurbished and highly acclaimed Plough is just a few seconds walk away) local shops, a doctor's surgery and chemist, a dentist, a library and a post office. The property is also ideally located for access to Lichfield city centre and its many shops, bars, cafes, and restaurants. Also within easy access is Sutton Coldfield town centre where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.
Schooling in the area King Edwards VI School, The Friary School, Lichfield Cathedral School, and Greysbrook Primary School. Tenants are advised to check with the Council for up to date information on school catchment areas.

## Description of Property
This beautifully appointed family residence offers an exceptional blend of elegant reception space, contemporary open-plan living, and generously proportioned accommodation arranged over three floors.

Upon arrival, a covered entrance porch leads into an impressive reception hall, setting the tone for the thoughtfully designed interiors beyond. The principal sitting room is a welcoming and refined space, enhanced by attractive bow bay windows and a bespoke media wall incorporating an electric fireplace, creating a striking focal point for both everyday living and entertaining. At the heart of the home lies an outstanding open-plan kitchen, dining, and snug area, seamlessly connected to both the reception hall and sitting room via double doors. Finished with polished slate stone flooring, this superb living space has been designed with modern family life in mind. The dining area is complemented by a recessed alcove, while the snug enjoys an abundance of natural light from an overhead skylight and French doors opening onto the rear patio and gardens. A guest cloakroom, utility room, and integrated garage complete the ground floor accommodation.
The first floor is centred around a generous landing and comprises three well-proportioned bedrooms. Bedroom Two benefits from fitted wardrobes and a stylish en-suite shower room with twin washbasins, enjoying views over the front of the property. Bedrooms Three and Four are equally well presented, each featuring built-in storage, with Bedroom Three overlooking the private rear garden. A contemporary family bathroom serves this level.

Occupying the entire second floor, the magnificent principal suite provides a luxurious private retreat. Exceptionally spacious, it enjoys dual aspects to both the front and rear, together with a well-appointed en-suite shower room and an impressive walk-in dressing room.
Externally, the property continues to impress. A block-paved driveway provides ample off-street parking, while gated access leads to a beautifully enclosed rear garden, bordered by a combination of fencing and walls to provide privacy and security. The stone-paved patio offers an ideal setting for outdoor entertaining and al fresco dining, complemented by a well-maintained lawn, creating a wonderful space for families and guests alike. Combining sophisticated interiors, versatile living accommodation, and beautifully landscaped outdoor spaces, this outstanding home presents a rare opportunity to acquire a property of considerable style and substance.

## Distances
- Sutton Coldfield 5 miles
- Birmingham 12.7 miles
- Lichfield 3.9 miles
- Birmingham International/NEC 20.3 miles
- M6(J6) 13.8 miles
- M6 Toll (T1)
- M6 Toll (T3) 3.9 miles

(Distances approximate)
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## Directions from Aston Knowles
From Aston Knowles Estate Agency, 8 High Street, Sutton Coldfield (B72 1XA), proceed north-east along High Street and join the A5127 (Lichfield Road) heading towards Four Oaks and Shenstone. Continue on the A5127 for approximately four miles, passing through Four Oaks before entering Shenstone. Remain on Birmingham Road and turn into The Hollies, where the property will be located within the development.

## Terms
- Tenure: Freehold
- Local authority: Lichfield District Council
- Tax band: G
- Average area broadband: 67 Mbps. Full Fibre also available.

## Services
We understand that mains gas, electricity, water, and drainage are connected.

## Fixtures and 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.

## Viewings
All viewings are strictly by prior appointment with agents Aston Knowles on 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: July 2026
- Particulars prepared: July 2026

## 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.

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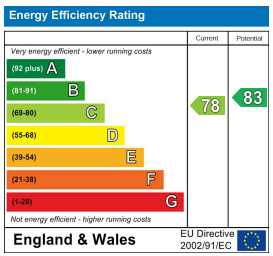
# The Hollies, WS14 0JR
## Approximate Gross Internal Area
## Total = 2451 SQ FT / 228 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale.

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**8 High Street, Sutton Coldfield, B72 1XA**

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