

5 DERRY COURT
SHENSTONE WOOD END
LICHFIELD
WS14 0AF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A contemporary luxury barn conversion nestled within the tranquil, gated enclave of Derry Court, offering exceptional design, premium finishes, and a seamless blend of privacy, elegance, and modern family living.

Ground Floor:

Porch entranceway
Reception hallway
Storage closet
Guest cloakroom/ WC
Living room with door opening to rear garden patio
Kitchen/Dining room
Utility room
WC off of Utility room
Office
Staircase to first floor

First Floor:

Landing
Principal bedroom with walk-in closet and ensuite shower room
Bedroom three with built in closet and two sky lights
Bedroom four and five with built in closets and window opening over rear garden
Family Bathroom with bathtub and shower tray
Bedroom number two with walk-in closet and ensuite shower room
Large storage closet

Garden and Grounds:

Block paved driveway
Covered double car port
Laid to lawn rear garden with patio area

Approx Gross Internal Floor Area: 2858 sqft (266 sqm)

EPC Rating – B

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

Located on the outskirts of the charming village of Shenstone and just moments from the highly desirable Four Oaks area, the property benefits from excellent transport links. Easy access to the M6 Toll and A38 provides convenient connectivity to major motorway networks, while the nearby village amenities include local shops, a doctor's surgery, a dentist, a library, and a post office. Shenstone also boasts four delightful pubs, including the highly acclaimed Plough, just a short walk away. For broader amenities, the property is ideally situated near both Lichfield city centre and Sutton Coldfield town centre. Nearby Mere Green's Mulberry Walk development adds to the appeal, offering a fantastic selection of shops, eateries, and cafes. Renowned schools such as King Edward VI, The Friary School, and Lichfield Cathedral School are within easy reach, making this home an excellent choice for families.

DESCRIPTION

Nestled within the tranquil, gated enclave of Derry Court, this remarkable property offers the ultimate in privacy and luxury. Set on one of the most substantial plots within the development, this impressive family home combines contemporary elegance with a sense of calm, both inside and out.

Built in 2019 as one of 6 exclusive luxury barn conversions built by South Mill Country Homes, this contemporary yet charming home delivers the ideal balance of style and substance. With its enviable location, tranquil setting, and premium finishes, this property is a rare gem. Whether you're drawn by its sociable open-plan spaces, private outdoor oasis, or convenient proximity to amenities, this home offers a lifestyle like no other.

From the moment you step into the welcoming porch and hallway, this home captivates with its thoughtful design and stylish interiors. The ground floor is centered around the open-plan Hatt kitchen. The kitchen is a beautifully designed and well-lit space, blending contemporary functionality with classic charm. Featuring a central island with a contrasting dark finish, this area is ideal for casual dining or entertaining, complemented by a sleek built-in hob and integrated extractor. The bespoke cabinetry in soft tones pairs perfectly with modern brushed metal handles, while the high-spec integrated Miele & Siemens appliances, including double ovens and a microwave, offer practicality for everyday cooking. Expansive tiled flooring and underfloor heating extend throughout the room, enhancing the sense of space and light, while under-cabinet lighting adds subtle warmth and ambiance. French doors open onto the outdoor garden, seamlessly connecting indoor and outdoor spaces and allowing natural light to flood in. The dining area adjacent to the kitchen allows space for dining, offering a relaxed yet sophisticated environment for family meals or gatherings. The overall layout promotes an open-plan feel, ensuring this space serves as the heart of the home.

The living room offers a perfect retreat with a central log burner, folding doors to the garden, and a picture window overlooking the front lawn, making it ideal for cosy winter nights or summer relaxation.

A peaceful home office overlooks the rear garden, providing an ideal space for remote work or study. Practicality has been carefully considered with a utility/boot room that is accessible from both the kitchen and the exterior, complete with a second WC. Additional features on the ground floor include a guest WC, ample storage, and a double garage fitted with an electric car charging point.

Ascending the staircase to the first floor, the galleried landing is flooded with natural light, creating a bright and inviting space. The principal bedroom is a luxurious retreat, complete with two skylights, a window seat overlooking the garden, a walk-in dressing room, and a stylish ensuite shower room with a skylight. The second bedroom is another expansive suite featuring a dressing room, ensuite shower room, and dual skylights. Three further bedrooms, all generously sized doubles, provide ample space for family or guests. Two of these bedrooms include built-in wardrobes and enjoy views over the rear garden. The beautifully appointed family bathroom serves these rooms and features a bathtub, a walk-in shower, and contemporary fittings. All bathrooms in the property are fitted with elegant Villeroy & Boch sanitary ware, Hans Grohe chrome fittings and heated towel rails adding a touch of luxury.

Gardens and Grounds

The exterior of this property is equally impressive, offering a perfect blend of functionality and beauty. To the front, a private block-paved driveway leads to the double garage and covered carport, complemented by manicured lawns and shrubbery. The south-facing rear garden is meticulously landscaped, featuring a substantial stone patio for dining and entertaining, raised flowerbeds, with space for a sunken hot tub. A stylish timber pagoda provides shade, while the stunning evergreen backdrop enhances privacy. The garden's design invites relaxation and enjoyment, with incredible sunsets forming a magical backdrop.

Distances

Sutton Coldfield - 4.8 miles
Lichfield - 3.7 miles
Birmingham - 11.8 miles
M6 Toll - 3.8 miles
M6 - 8.9 miles
Birmingham International/NEC - 19.4 miles
(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout take the 3rd exit onto Lichfield Road/A5127, at the roundabout take the 2nd exit and stay on Lichfield Road/A5127, at the next traffic island at Shenstone Wood End take the second exit and follow the road along, Derry Court is located on the left hand side.

Terms

Local Authority: Lichfield Council
Tax Band: G
Broadband Average Area Speed: 75 Mbps

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

Services

We understand that mains water, gas and electricity are connected with a private drainage system.
Full underfloor heating system throughout ground floor.
Gas central heating radiators to all upper levels with individual thermostatic controls.
Worcester Bosch Greenstar CDi boiler.





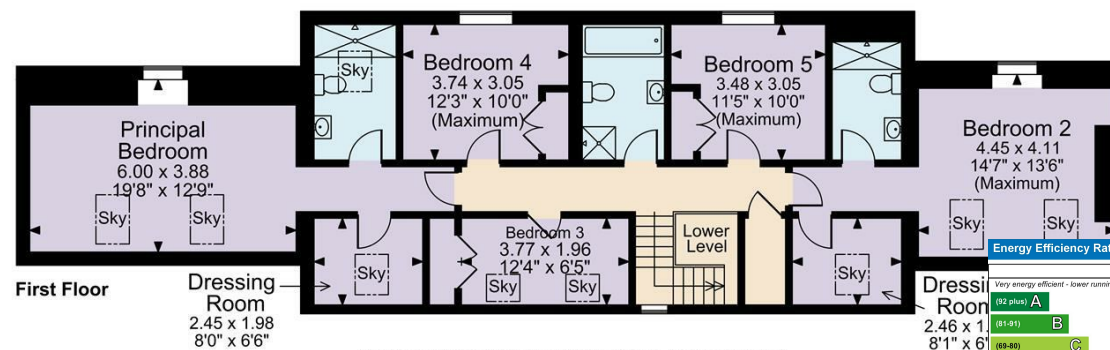
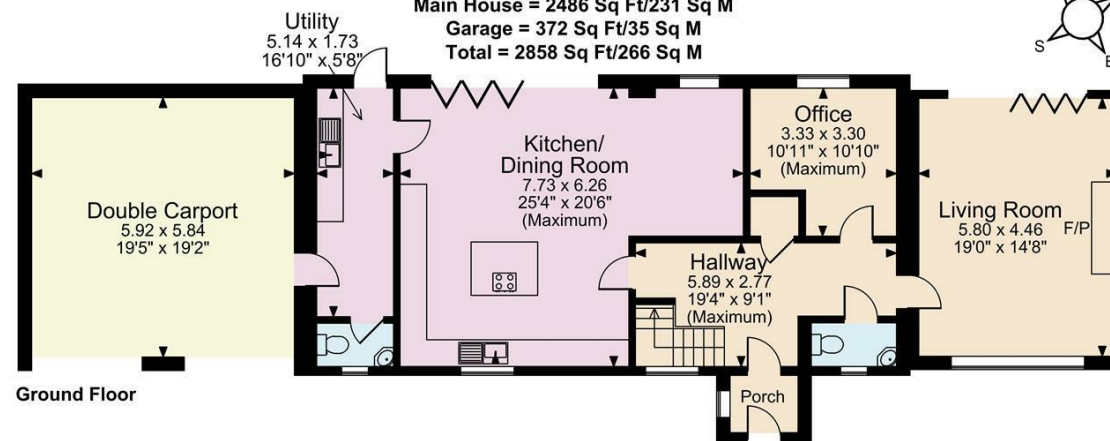
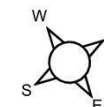
Derry Court, Shenstone Wood End, Lichfield

Approximate Gross Internal Area

Main House = 2486 Sq Ft/231 Sq M

Garage = 372 Sq Ft/35 Sq M

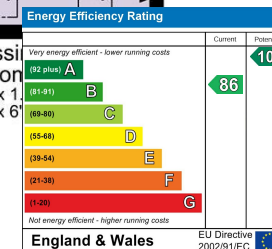
Total = 2858 Sq Ft/266 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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: November 2024

Particulars prepared: November 2024

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