7 MILL LANE
LICHFIELD
WS14 0DP

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

This exquisite 4-bedroom detached property is a family's dream, boasting expansive gardens highlighted by a unique and picturesque brook running across the rear. Abundant space is a consistent theme, ensuring comfort and versatility. Furthermore, its proximity to local amenities adds to its convenience and appeal.

ACCOMMODATION

Ground Floor:
Entrance hallway
Study
Reception room
Dining room
Kitchen/breakfast room
Conservatory
Utility room
2 x guest cloakroom with WC

First Floor:
Landing
Principal bedroom with dressing room and ensuite
Bedroom with shower & sink
Two further bedrooms
Family bathroom

Garden and Grounds:
Attached garage
Detached garage with wood store
Paved driveway with ample parking
Garden room
Laid to lawn surrounding gardens
Large greenhouse and vegetable patches
Patio area for alfresco dining

Approximate Gross Internal Floor Area: 3242 sq ft (301 sq m)

EPC Rating: C

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
Nestled within the quaint village of Shenstone, where local shops, eateries, and cosy pubs invite you to savour the pleasures of village life.

There are excellent transport links, including its own railway station connecting you effortlessly to Birmingham New Street and Lichfield Trent Valley. The verdant surroundings of Shenstone offer a sanctuary of natural beauty, perfect for leisurely walks and outdoor activities. There is easy access to major roads including A5, A38, and the M6 Toll.

The area offers a plethora of educational options, ensuring that families in the area have access to good schooling for their children, including Greysbrooke Primary School, Shenstone Lodge School, The Friary School, Queen's Croft High School and King Edward VI School, Lichfield. (Tenants are advised to check with the Council for an up-to-date information on school catchment areas)

Description of Property
Upon entering the property, you come into the hallway adorned with wood fixtures and fittings, enhanced by neutral walls. This central space seamlessly connects to the reception rooms, the guest cloakroom with a convenient WC and sink, and the first-floor landing.

Positioned on the right, the study presents a versatile area that suits remote work or an extra sitting room, overlooking the front of the property.

A spacious reception room accessed through double doors features a bay window offering rear views, and its focal point is a fireplace complemented by built-in reading nooks.

On the left of the entrance lies the dining room, versatile for family meals or alternative purposes. Currently repurposed as a sitting room with a projector, it overlooks the front through a bay window.

Progressing forward is the kitchen/breakfast room, generously accommodating families with a capacious dining area. The kitchen boasts white cabinets, dark contrasting worktops, and tiled flooring. Its array of appliances includes a 4 oven electric Aga and separate electric cooker, integrated dishwasher, a full height fridge and separate full height freezer.

The adjoining conservatory amplifies the kitchen's natural light and offers panoramic garden views. This adaptable space serves as an additional sitting or dining area and connects to the gardens through bi fold doors.

Adjacent, the utility room hosts laundry essentials, equipped with a washing machine, tumble dryer, sink, and ample cabinetry. It grants access to the second ground floor guest cloakroom with WC and sink, and further leads to the gardens and the attached garage.

Ascending to the first-floor landing, the arrangement provides access to all bedrooms and the family bathroom, accompanied by a practical storage cupboard.

Both the principal bedroom and bedroom two boast fitted furniture and ensuite shower rooms featuring. The principal bedroom includes a well equipped dressing area.

Bedroom three and four are spacious double rooms, ensuring comfortable living for occupants. Bedroom three is fitted with wardrobes.

Completing the first floor, the family bathroom showcases tiled flooring and walls, featuring a jet bath tub, WC, sink, and walk-in shower cubicle.

Garden and Grounds
Approaching the property, you'll find a paved driveway with plenty of parking space, accompanied by two garages, one being detached, offering additional storage and parking convenience.

The rear garden, accessible through a gated entrance, features a sprawling lawn with a charming brook running through, complete with a bridge. Mature trees and hedges envelope the area, providing privacy and tranquillity. A patio area invites alfresco dining, perfectly complementing the natural beauty of the surroundings.

A large paddock accessed via the bridge is a fantastic feature and offers a summer house/storage, a large greenhouse and vegetable/flower patches.

Directions from Aston Knowles
From the agents' office at 8 High Street, head south-east on Coleshill Steet, 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 roundabout take the 3rd exit onto Mill Lane and the property will be on your left.

Distances
Sutton Coldfield - 5.3 miles
Lichfield - 3.1 miles
Birmingham - 16.3 miles
Birmingham International/NEC - 18.0 miles
M6 - 9.4 miles
M6 Toll - 13.0 miles
M42 - 17.1 miles

(Distances approximate)

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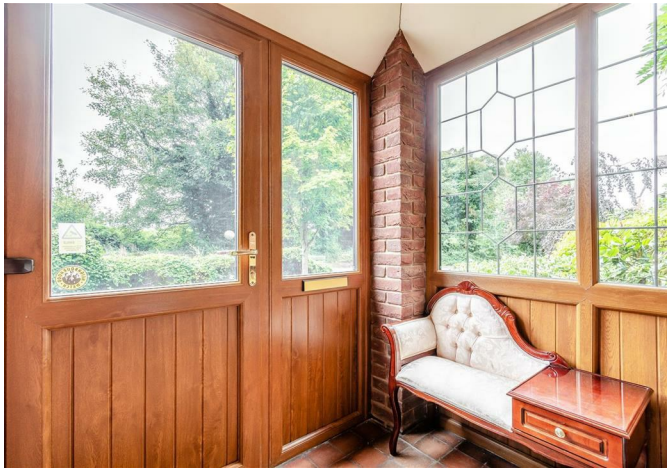
Terms
Local Authority: Lichfield
Tax Band: G
EPC rating: C
Broadband average area speed: 63 Mbps

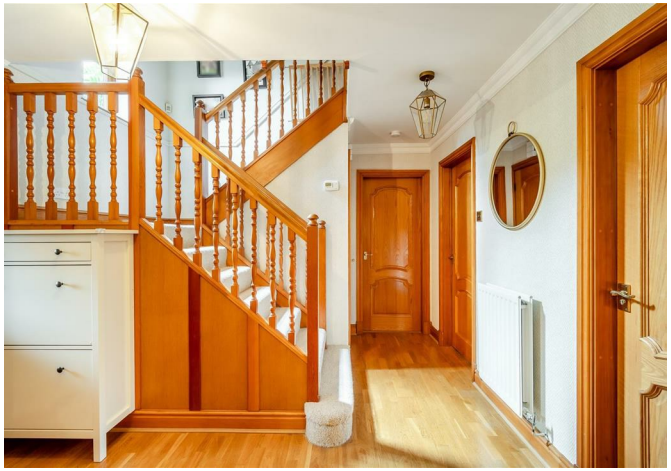
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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

The house has fitted solar panels and a domestic battery for reduced electricity costs, as well as an electric car charger to the side.

Disclaimer





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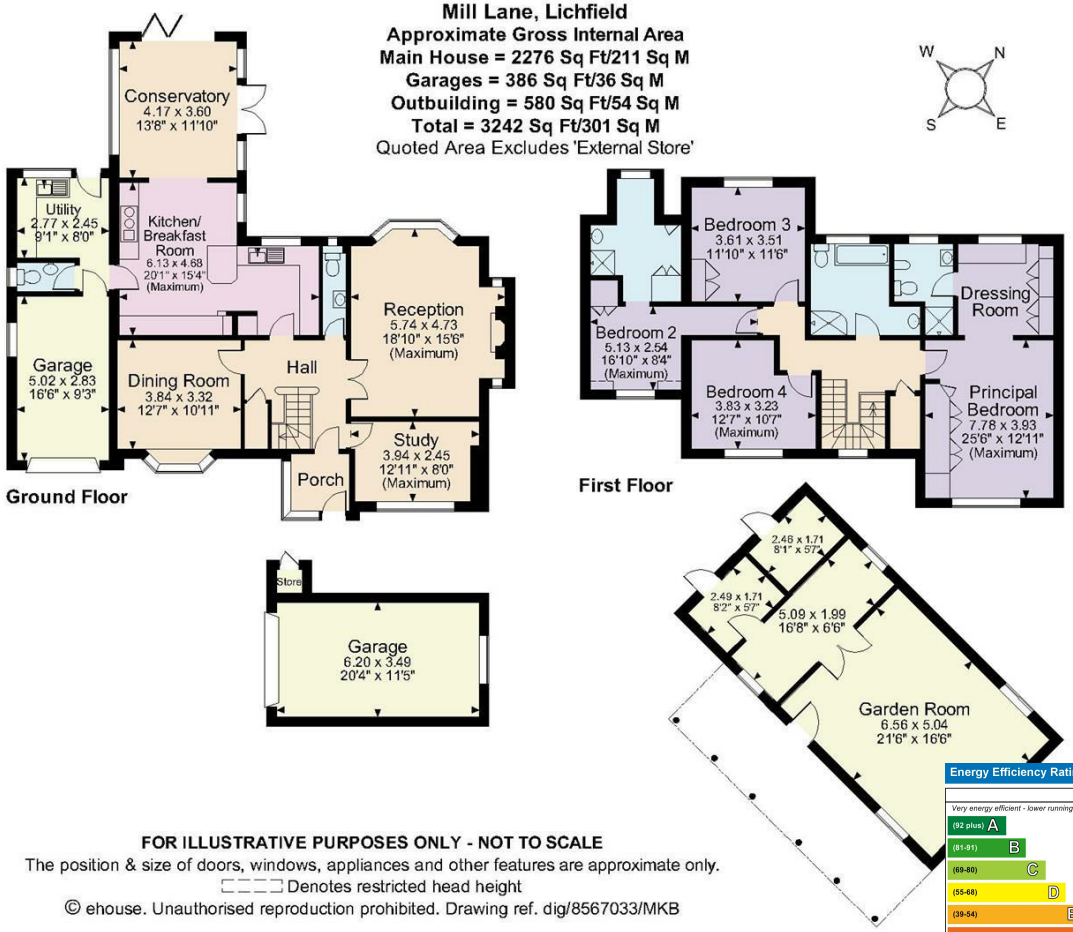
Photographs taken: August 2023
Particulars prepared: August 2023

ASTON KNOWLES

Mill Lane, Lichfield
Approximate Gross Internal Area
Main House = 2276 Sq Ft/211 Sq M
Garages = 386 Sq Ft/36 Sq M
Outbuilding = 580 Sq Ft/54 Sq M
Total = 3242 Sq Ft/301 Sq M
Quoted Area Excludes 'External Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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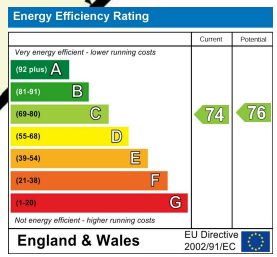

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