

209 BIRMINGHAM ROAD
SHENSTONE WOOD END
LICHFIELD
WS14 0PA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A well presented modern family home with rear garden set in an enviable position in the popular area of Shenstone Wood End.

ACCOMMODATION

Ground Floor:

Hallway

Drawing Room

Kitchen/Diner

Conservatory

Office

Utility

Bedroom 5 & Ensuite

First Floor:

Principal Bedroom with En Suite

Three Further Bedrooms

Family Bathroom

EPC Rating: D

Approximate floor area 2300.95 sq ft 213.77 m²



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. 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 of property

This generous family home offers an abundance of space and versatile living areas, ideal for both day-to-day comfort and entertaining.

Upon entering, you'll be greeted by a large, open-plan kitchen and dining area, perfect for family meals and gatherings. The kitchen is equipped with integrated appliances, including an electric cooker, dishwasher, and under-counter fridge, ensuring all your culinary needs are met. Off the kitchen, a separate utility room provides additional storage space and plumbing for laundry appliances, making it a practical space for managing the household chores.

The spacious lounge is a welcoming retreat, featuring a bright conservatory off to the side, which floods the room with natural light and creates an ideal space for relaxation or entertaining guests. Additionally, there's a well-appointed office, offering the perfect environment for working from home or pursuing personal projects.

On the ground floor, there is a flexible bedroom or reception room, which could easily be adapted to suit your needs. A convenient shower room is located nearby, offering added privacy and comfort for guests or family members who prefer ground-level living.

Upstairs, the property continues to impress with three generously sized double bedrooms, each featuring built-in storage, ensuring plenty of space for your belongings. The principal bedroom benefits from an en-suite shower room, providing a private sanctuary for the homeowners. A fourth single bedroom is also located on this floor, making it ideal for younger family members, guests, or as a dedicated study. The family bathroom is a well-designed space, complete with

both a bath and a separate shower cubicle, WC, and hand basin, offering flexibility for the whole family.

Gardens & Grounds

The home's large, mature rear garden is a standout feature, offering a peaceful oasis with a well-maintained lawn and spacious patio area, perfect for alfresco dining, outdoor play, or simply relaxing while enjoying the surrounding greenery. For added convenience, the property benefits from ample off-street parking, with a double garage, two carports, and a generous driveway providing parking space for multiple vehicles. This home truly offers the perfect balance of comfort, functionality, and potential, making it an ideal choice for growing families or those seeking a versatile property in a desirable location.

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, 209 Birmingham Road is on the right hand side.

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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Terms

Local Authority: Lichfield Council

Tax Band: F

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, drainage, electricity, and gas are connected.





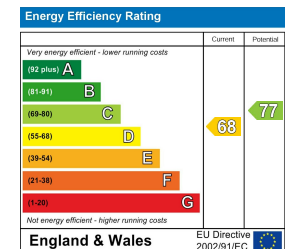
Disclaimer

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.

Particulars prepared: December 2024

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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