

3 ST. JOHNS WOOD  
SHENSTONE  
LICHFIELD  
WS14 0HB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A wonderful detached family home in popular village location.

### Accommodation

#### Ground Floor:

Welcoming reception hallway with feature staircase to first floor

Guest cloakroom

Elegant main lounge with French doors opening onto the rear terrace

Formal dining room with bay window to the front elevation

Open-plan kitchen and informal living area with fully integrated appliances and French doors to the garden

Separate utility room with side access

Study / playroom / snug providing flexible use

Triple garage with internal access

#### First Floor:

Principal bedroom with en suite bathroom

Second double bedroom with en suite shower room

Two further double bedrooms

Dressing room (potential fifth bedroom)

Family bathroom with both bath and separate shower

#### Gardens and Grounds:

Situated on a private road with secure gated access

Large driveway with parking for multiple vehicles

Triple garage with electric doors and EV charging point

Landscaped rear garden with lawn, mature planting, and generous patio area for outdoor dining

Garden maintenance included within the tenancy

Hi-spec alarm and CCTV system for peace of mind

#### EPC rating: C

Approximate total floor area: 3010 Sq. Ft or 279.6 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

Located in the desirable village of Shenstone, 3 St Johns Wood offers a perfect balance of rural charm and modern convenience. The village itself has a welcoming community feel and is home to local shops, cafés, and the popular Graysbrooke Primary School.

For commuters, Shenstone railway station is just a short walk away, providing direct links to Birmingham and Lichfield. Road connections are excellent, with the A5127 and M6 Toll close by, allowing easy access to Birmingham, Lichfield, and beyond.

Leisure opportunities are plentiful — enjoy country walks from the doorstep, explore historic Lichfield with its Cathedral and boutique shopping, or head into Birmingham for theatres, shopping, fine dining, and sporting events. Golfers will appreciate nearby Little Aston Golf Club and Aston Wood Golf Club, while Sutton Park offers over 2,000 acres of natural beauty for outdoor activities.

### Description of Property

A beautifully presented four-bedroom detached residence set within an exclusive gated development, offering spacious and versatile accommodation ideal for modern family living.

The ground floor features a large reception hallway, guest cloakroom, and a range of reception rooms including a formal lounge, dining room, and a flexible study/playroom. The heart of the home is the open-plan kitchen and living space, with high-quality integrated appliances and doors leading directly to the garden. A separate utility room provides additional convenience, and the triple garage can be accessed internally.

Upstairs, the principal bedroom benefits from a luxurious en suite bathroom, with a second double bedroom also enjoying en suite facilities. Two further bedrooms are served by a stylish family bathroom, and a dressing room offers potential for a fifth bedroom if required.

The landscaped rear garden offers both lawn and terrace areas for outdoor entertaining, while the front of the property provides extensive parking behind electric gates. Security features include a comprehensive alarm and CCTV system, plus an EV charging point.

### Distances

Lichfield – 3.5 miles  
Sutton Coldfield – 6.5 miles  
Birmingham – 15.0 miles  
Birmingham International Airport/NEC – 20.0 miles  
M6 Toll – 2.5 miles

(Distances approximate)

### Terms

Local authority: Lichfield District Council  
Council Tax Band: H  
Broadband: High-speed fibre available

### Services

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

### Viewings

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

### Disclaimer

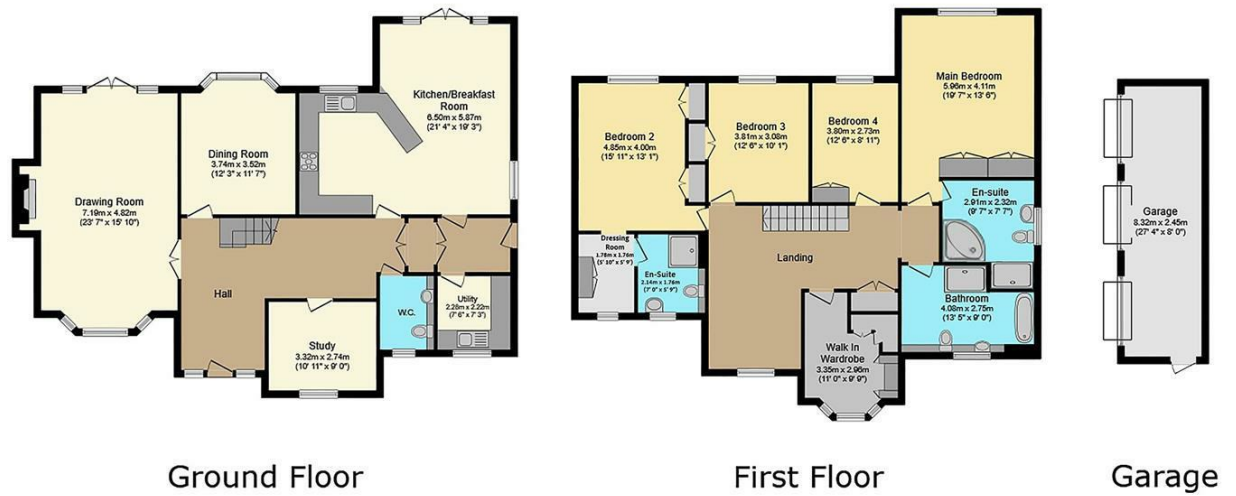
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Particulars prepared August 2025  
Photos taken August 2025



St. Johns Wood, Lichfield, WS14 0HB

Total floor area: 279.6 sq.m. (3,010 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			

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