

4C LAZY HILL  
STONNALL  
WS9 9DT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### PART EXCHANGE CONSIDERED

Nestled in a highly sought-after location, this exceptional barn conversion is ideally positioned within easy reach of top-rated schools, a variety of local amenities, and excellent transport links. Offering a harmonious blend of modern living and timeless charm, the property provides spacious, immaculately presented accommodation that radiates character at every turn. An internal viewing is essential to fully appreciate the quality and attention to detail this home has to offer.

#### Ground Floor:

Entrance Hall

WC

Drawing Room

Kitchen/Family Room

Utility

#### First Floor:

Principle Bedroom, wardrobe & ensuite

Three Further Bedrooms

Family Bathroom

#### Gardens and Grounds:

Secure Gated entrance

Laid to lawn area in the rear Garden

Large Patio Area for entertaining guests alfresco

EPC C

Approximate Gross Internal Area: 2061 Sq Ft (192 Sq M) .

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

This exceptional family home is ideally positioned in an area renowned for its excellent educational facilities. Within a short walk, you'll find highly regarded schools and the property also benefits from outstanding transport links, ensuring ease of access to surrounding areas.

The nearest train station, Shenstone, is just a short distance away, providing regular services to key destinations including Lichfield City, Lichfield Trent Valley, Redditch, Longbridge, and Birmingham New Street – perfect for commuters and those seeking convenient travel options.

For everyday conveniences, the local area offers a variety of supermarkets, including Londis, Iceland Foods, and Morrisons, ensuring all your shopping needs are met. Additionally, a selection of local pubs, such as The Horse & Jockey, creates a welcoming atmosphere to enjoy a social gathering with friends. For those who enjoy dining out, popular restaurants like The Plough & Harrow offer fantastic family-friendly meals, all within a short drive.

### Description

Upon entering, you are greeted by a welcoming hallway that sets the tone for the entire home, featuring a staircase leading to the first floor and a convenient guest WC. The generously sized, light-filled lounge and dining area boasts a striking feature window to the side, allowing natural light to flood the room. French doors open out to the beautifully landscaped garden, enhancing the sense of space and providing seamless indoor-outdoor living. The focal point of the room is a charming rustic brick fireplace, with a gas fire inset, adding both warmth and character to the space.

The heart of the home lies in the open-plan kitchen and family room, a truly inviting space that is perfect for both everyday family living and entertaining. The kitchen is equipped with an array of high-quality base and larder units, an integrated dishwasher, and ample space for a range cooker and American-style fridge-freezer. A doorway leads through to a practical utility room, offering additional storage and functionality.

Throughout the ground floor, under-floor heating ensures a comfortable, consistent temperature year-round.

The staircase from the hallway leads to the first-floor landing, which features built-in storage and provides access to the sleeping quarters. The generously proportioned principal bedroom is a tranquil retreat, complete with fitted wardrobes and a luxurious en-suite shower room. Three additional well-sized bedrooms are also located on this floor, two of which feature built-in wardrobes, providing plenty of storage space. The stunning family bathroom is a true highlight, showcasing a crisp white suite that includes a WC, wash basin, freestanding bath, and a separate shower cubicle with a mains shower, perfect for unwinding after a long day.

This property offers a seamless combination of rustic charm and modern luxury, making it an exceptional family home that truly needs to be seen to be appreciated.

### Gardens & Grounds

The property boasts a generously sized garden, featuring a beautifully decked patio area that creates the perfect spot for outdoor relaxation and entertaining. There is ample space for garden furniture, allowing you to enjoy al fresco dining or unwind in comfort. The garden is thoughtfully designed to offer a separate area for hosting guests, making it ideal for social gatherings. A high brick wall surrounds the perimeter, providing an excellent level of privacy, ensuring you can enjoy your outdoor space in peace and seclusion.

### Directions from Aston Knowles

To travel from B72 1XA to WS9 9DT, start by heading northwest on High Street (A5127). Continue on the A5127 for approximately 1.5 miles until you reach the roundabout with the A453. At the roundabout, take the second exit onto Sutton Road (A453) and proceed for about 2 miles, passing through one roundabout. At the next roundabout, take the first exit onto Chester Road North (A452) and continue for approximately 1 mile.

Turn right onto Walsall Road (A461) and follow it for about 2 miles, passing through one roundabout. Next, turn left onto Lichfield Road (A461) and continue for 0.5 miles. Then, turn right onto Aldridge Road (B4154) and proceed for about 1 mile. Turn left onto Walsall Wood Road (B4154) and continue for 0.5 miles.

Finally, turn right onto Coppice Lane and after 0.3 miles, you will arrive at WS9 9DT.

### Distances

Shenstone Train Station - 2.4 miles  
Aldridge - 1.8 miles  
Sutton Coldfield - 4.6 miles  
Shenstone - 3.6 miles  
Birmingham - 9.9 miles  
Birmingham International/NEC - 15.9 miles  
M6 Toll - 12.4 miles  
M42 - 14.4 miles

(Distances approximate)

### Terms

Local Authority: Lichfield Council  
Tax Band: F  
Broadband Average Area Speed: 150Mbps

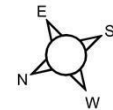
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Services

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



**Lazy Hill, Walsall**  
**Approximate Gross Internal Area**  
**2061 Sq Ft/192 Sq M**



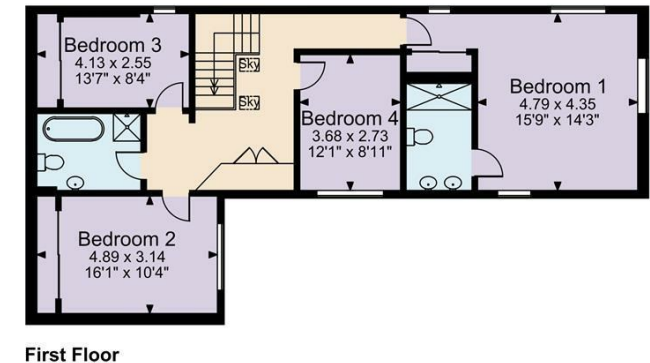
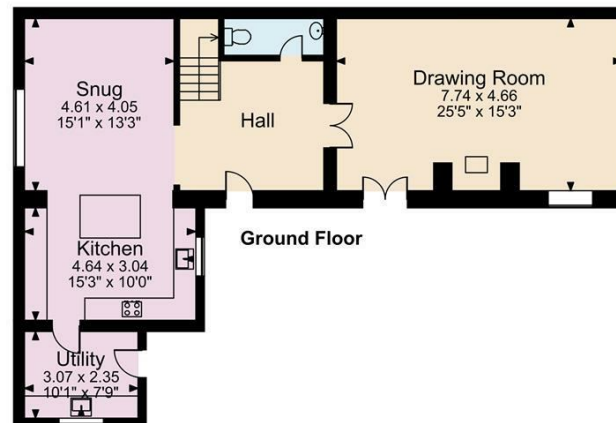
### Disclaimer

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.

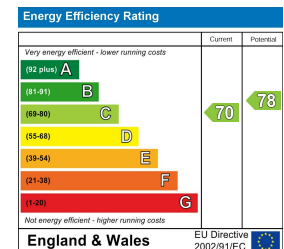
Particulars prepared: January 2025  
 Photographs taken: January 2025

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

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