

60 PINFOLD HILL  
SHENSTONE  
LICHFIELD  
WS14 0JP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A beautifully presented modern family home with extensive rear garden set in an enviable position in the popular village of Shenstone.

### ACCOMMODATION

Ground Floor: Entrance hallway, guest cloakroom, drawing room, study, open plan kitchen/dining/snug, utility.

First Floor: principal bedroom with en-suite shower room and 'Juliette' balcony, three further bedrooms, family bathroom.

Gardens and Grounds: spacious driveway with landscaped front garden, extensive rear garden.

Total approximate floor area 2,349 square feet (218 square metres).

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

The property is situated in the highly desirable village of Shenstone. A village located within the rural periphery of Sutton Coldfield, close to Stonnall and just under 4 miles away from the City of Lichfield.

One of the many advantages of the village is its location for fast communications to the M1, A38, A5, M42, M6, M6 Toll, and Birmingham International/NEC. Shenstone is also served by Shenstone railway station on the Cross-City railway line providing direct access to Lichfield City and Birmingham city centre.

The village has many amenities including four pubs (the recently refurbished and highly acclaimed Plough is just a few seconds walk away) local shops, a doctor's surgery and chemist, a dentist, a library and a post office. The property is also ideally located for access to Lichfield city centre and its many shops, bars, cafes, and restaurants. Also within easy access is Sutton Coldfield town centre where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.

Schooling in the area King Edwards VI School, The Friary School, Lichfield Cathedral School, and Greysbrook Primary School. Tenants are advised to check with the Council for up to date information on school catchment areas.

## Description of the property

This luxurious four-bedroom family home enjoys a coveted location on the sought-after Pinfold Hill in Shenstone.

The property features a meticulously maintained driveway with ample parking and an impressive manicured entrance.

The inviting reception hallway, adorned with beautiful tiled flooring, leads to a carpeted oak staircase ascending to the first-floor accommodation. Oak internal doors provide access to the study, kitchen, WC, and drawing room.

The spacious drawing room, situated at the front of the house, offers stunning views of the front garden. The room's neutral décor and carpeting create a relaxing, homely atmosphere.

The kitchen serves as the heart of the home, featuring large sliding doors that open to the rear, high-gloss cabinetry, ample workspace, and plenty of storage. This space is both functional and ideal for entertaining guests. Luxurious finishes include an induction hob, Siemens appliances, and a Quooker tap.

The study, located at the front of the property away from the bustling kitchen area, provides a peaceful retreat and a quiet workspace to maximize productivity.

A well-equipped utility room and guest WC completes the ground floor layout.

On the first floor, the landing is bright and airy, thanks to a skylight and glass balustrade. It leads to four bedrooms and a bathroom.

The principal bedroom is a beautifully tranquil space featuring an impressive Juliet balcony with views over the rear garden. It includes floor-to-ceiling fitted wardrobes for ample storage and an en suite bathroom with a bath and a separate shower cubicle. Floor-to-ceiling tiles give the space a high-quality finish.

Bedrooms 2 and 4 are generously sized, with Bedroom 2 boasting a large window that floods the room with natural light, while neutral tones throughout ensure restful nights.

Bedroom 3 is a double sized room and currently used as a dressing room, offering ample storage with wardrobes, drawers, and space for a dressing table.

An immaculately maintained southerly facing rear garden completes this exceptional home, offering something for everyone in the family. The garden features low-maintenance imitation grass, an al fresco dining area, a storage shed, and a decked area with hot tub which is included in the sale.

## Distances

Sutton Coldfield 5 miles  
Birmingham 12.7 miles  
Lichfield 3.9 miles  
Birmingham International/NEC 20.3 miles  
M6(J6) 13.8 miles  
M6 Toll (T1)  
M6 Toll (T3) 3.9 miles  
(Distances approximate)

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## Services

Mains, water, gas, and electricity are connected.

## Directions from Aston Knowles

From Sutton Coldfield take the A5127 (Lichfield Road) from Mere Green in the direction of Lichfield. Go straight on at the first island and at the roundabout on the A5127 (Birmingham Road) in Shenstone. At the next island (just past The Bull's Head public house) turn left onto Pinfold Hill. The property will be on your left hand side.

## Terms

Tenure: Freehold  
Local authority: Lichfield District Council 01543 308000  
Tax band: F  
Average area broadband: 75 Mbps

## Viewings

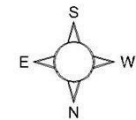
All viewings of 60 Pinfold Hill are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## 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



**Pinfold Hill, Shenstone, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 2251 Sq Ft/209 Sq M**  
**Shed = 98 Sq Ft/9 Sq M**  
**Total = 2349 Sq Ft/218 Sq M**

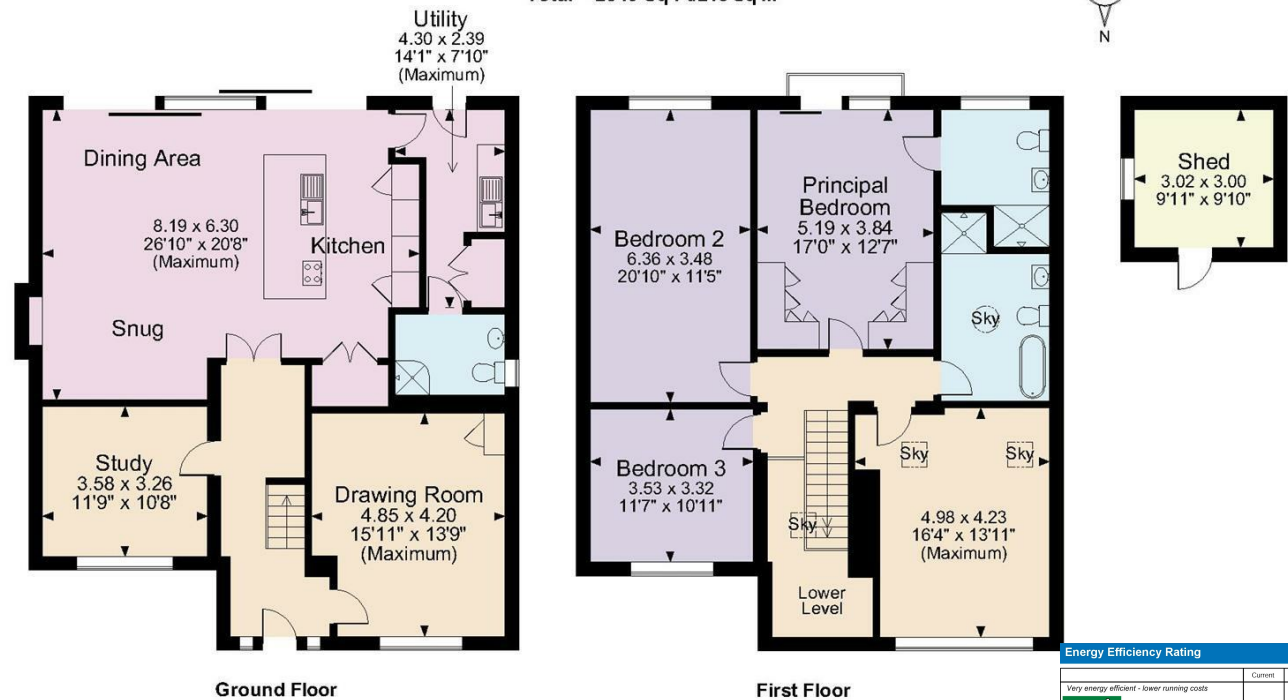


particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: September 2024  
 Particulars prepared: September 2024

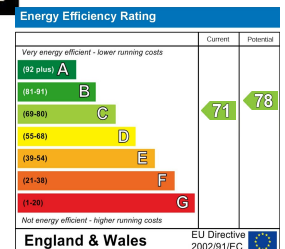
#### Buyer Identity Verification Fee

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.



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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