



7 Chestnut Drive, Shenstone, WS14 0JH



Set on a peaceful cul de sac in the desirable village of Shenstone is this individual detached family home, benefiting from four bedrooms, extended living accommodation and beautifully landscaped gardens. Enjoying a generous plot with an attractive outlook to the front aspect, this spacious family home benefits from recent upgrades to include a new mains gas boiler and modern refitted bathroom suites. The interiors comprise briefly central reception hall leading off to kitchen, dining room, to further reception room, utility and ground floor shower room, with four bedrooms (three doubles), and master en suite bathroom and family shower room to the first floor. The layout also lends itself to potential annexe accommodation using the ground floor shower room and family room. Outside, the property sits at a slightly elevated position having well tended for gardens and a private drive offering ample parking. There is a double garage and immaculately landscaped gardens extend to a generous size to the rear. The property is serviced by mains gas central heating and for double glazing and offers any family plenty of growing room in a much desired location.

Shenstone is an established village offering the ideals of a wide array of amenities including a train station along with convenient access to surrounding countryside. The village itself off as an excellent range of amenities including shops, pubs, a butchers and the David Lloyd health club and Jim. The rail station within the village provides direct links to Birmingham and London, the village is well placed for access to the a 38, A5 and M6 toll road, and there is a regular public bus route Running through the village. Within Shenstone is the Ofsted rated Outstanding Greysbrooke primary school which feeds into King Edward VI secondary school in Lichfield. Lichfield is a matter of minutes drive away and offers further convenience and leisure amenities including supermarkets, a charming town centre and the renowned Beacon Park.

- Superb Detached Family Home
- Desirable Village Location
- Potential Annexe Accommodation
- Two Spacious Reception Rooms
- Kitchen with Separate Dining Room
- Utility & Shower Room
- Four Bedrooms (Three Doubles)
- En Suite Bathroom & Shower Room
- Stunning Landscaped Gardens
- Double Garage & Ample Parking
- Train Station within Walking Distance
- Well Placed for Commuter Routes
- Excellent School Catchment

Reception Hall 5.62 x 1.98m (approx 18'5 x 6'6)
A spacious welcome to the family home having staircase rising to the first floor and doors off into:

Lounge 5.19 x 4.08m (approx 17'0 x 13'4)
A spacious reception room having sliding doors to the rear overlooking the immaculate gardens and an electric fireplace

A door opens to the **Inner Hall** where doors lead off into the **Double Garage** and:

Family Room 8.83 x 3.47m (approx 28'11 x 11'4)
Another superb reception room offering ample

space for both living and dining areas. A picture window overlooks the garden. This room offers potential for use an ancillary accommodation combined with the ground floor shower room

Shower Room 1.89 x 1.8m (approx 6' 2 x 5'10)
Comprising wash basin set to vanity unit, WC and corner shower cubicle, with tiled splashbacks

Breakfast Kitchen 3.72 x 3.5m (approx 12'5 x 11'5)
Fitted with a range of wall and base units having complimentary worksurfaces over, housing inset sink with side drainer and integral appliances in



cluding double oven, induction hob, fridge and Neff dishwasher. The worktops extend to one side to create a breakfast bar and the kitchen has tiled flooring, tiled splash backs and a window to the front

Utility 2.86 x 1.77m (approx 9'4 x 5'9)
Fitted with base units housing inset sink and spaces for a washing machine and further appliance, the utility has a door to the side aspect, tiled flooring

and doors opening to a useful cloakroom storage cupboard and further cupboard housing a wall mounted boiler. A door opens into

Dining Room 3.93 x 2.66m (approx 12'10 x 8'8)
A useful formal dining room having double doors opening out to the rear





Stairs rise to the **First Floor Landing** where there is a access via a drop down ladder to partially boarded loft space. Doors open into:

Master Bedroom 4.4 x 3.2m (approx 14'5 x 10'5)
This spacious principal bedroom has a range of fitted wardrobes and a window to the front overlooking views towards attractive countryside. The door opens into:

En Suite Bathroom 2.19 x 1.97m (approx 7'2 x 6'5)
Fitted with a modern suite having wash basin and WC set to vanity units and bathtub, with an obscured window to the side, tiled splash backs and a heated towel rail

Bedroom Two 4.15 x 3.35m (approx 13'7 x 10'11)
Having windows to two sides and a range of fitted wardrobes

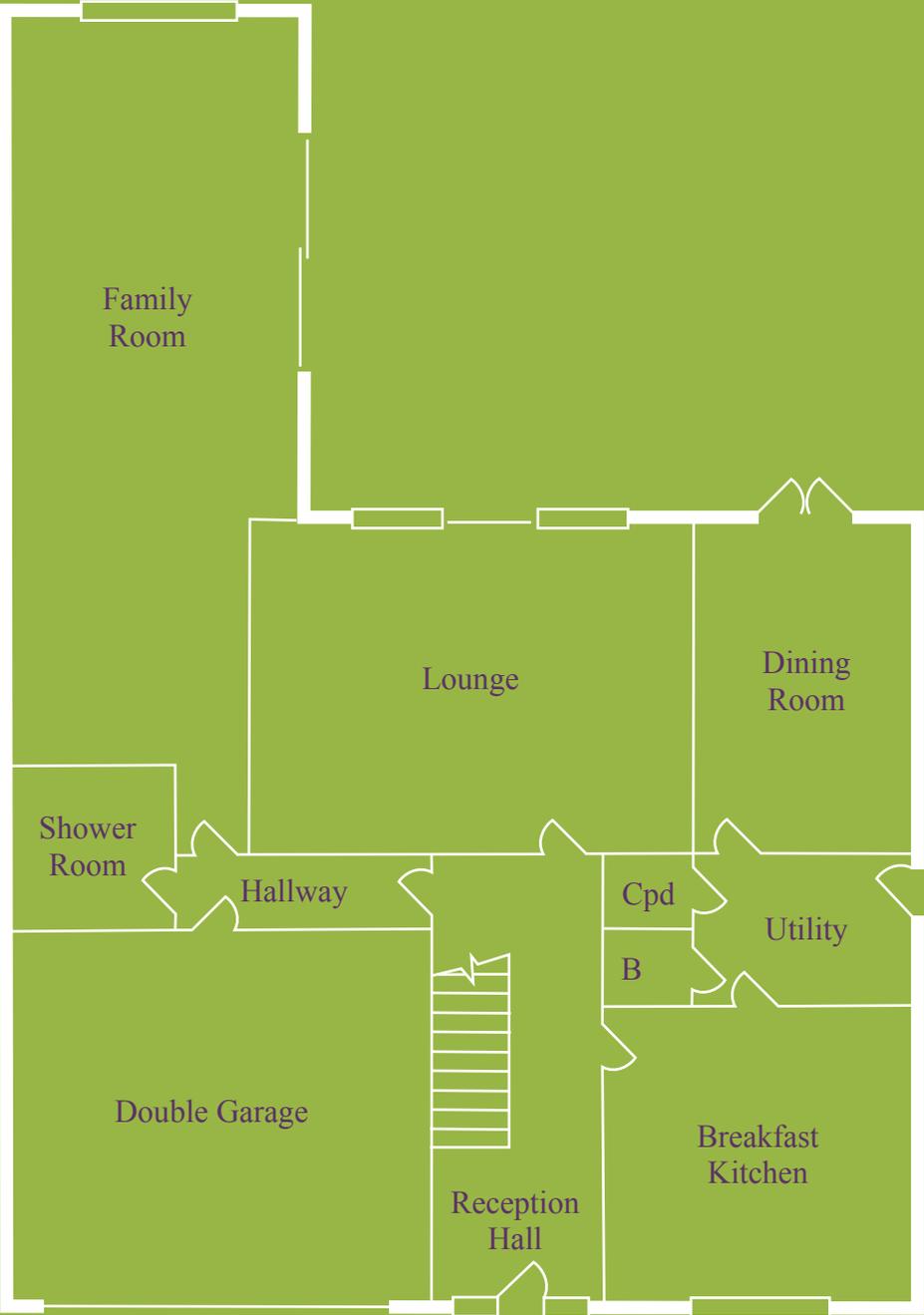
Bedroom Three 3.66 x 3.33m (approx 12'0 x 10'11)
Another double room having a window to the rear overlooking the gardens

Bedroom Four 4.29 x 2.23m (approx 14'0 x 7'3)
Having a window to the side aspect

Shower Room 2.66 x 2.22m (approx 8'8 x 7'3)
Again fitted with a modern suite comprising wash basin in set to vanity unit, WC and shower cubicle, with tiled walls, heated towel rail and an obscured window to the sides









Outside

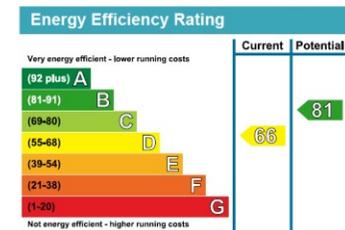
The property is set back from the road beyond a generous driveway offering parking for a number of vehicles. There are well tended gardens, gated access leads to the rear garden and the drive gives access into

Double Garage 4.88 x 4.6m (approx 16'0 x 15'0)

Having electric roller entrance door, power and lighting

Gardens

To the rear aspect, beautifully landscaped gardens extend to a generous size and are laid to a paved terrace, raised and stocked borders, established lawns and mature trees and foliage. The garden and terrace enjoy plenty of privacy and there is a timber garden shed included in the sale. The property benefits from an exterior water point and lighting



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.