

# HUNTERS®

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**Church Road**  
Shenstone, Lichfield, WS14 0NG

£450,000



Council Tax: F



# Stowe Barn Church Road

Shenstone, Lichfield, WS14 0NG

£450,000



## Entrance Hallway

accessed via a wooden front entrance door and having stairs leading up to the first floor. Inset ceiling spotlights, radiator, built in under-stairs storage cupboards and wall cabinets housing the utility meters. stairs down to the

## Breakfast Kitchen

fitted with a range of wall and base units with roll top work surfaces, tiled splashbacks and an acrylic sink with drainer. Integrated appliances include an electric oven, electric hob with extractor hood, fridge-freezer, dishwasher and washing machine. Inset ceiling spotlights, two wall light fitments, radiator, double-glazed window to the rear aspect and double French doors leading into the courtyard

## Dining Room

accessed via steps up from the Entrance Hallway. Original exposed beams to the ceiling and wall, four wall light fitments, radiator and a double-glazed window to the front aspect

## First Floor Landing

with exposed beams and access to the

## Living Room

having an exposed brick feature wall and chimney breast with an inset electric log burning effect fire. Exposed beams to ceiling, five wall light fitments, radiator and a double-glazed window to the side aspect

## Second Floor Landing

having exposed beams, inset ceiling spotlights, wall light fitment and a radiator

## Master Bedroom

accessed via a small hallway with ceiling spotlights, loft access and exposed beams. the bedroom benefits from a range of fitted wardrobes providing ample hanging and storage space, dressing table and has exposed brickwork and beams. Wooden skylight, three wall light points, radiator and a double-glazed window to the front aspect

## En-suite

having a fully tiled shower cubicle with mains attachment, pedestal hand wash basin and a close-coupled WC. Exposed beams to ceiling, wooden skylight, ceiling light point, part tiling to walls, fitted bathroom cabinet and a radiator

## Family Bathroom

having a panelled bath with a mixer tap and shower attachment, inset vanity hand wash basin with storage and a low-level WC. Wooden skylight, three wall light fitments, exposed brick and beams to the wall, cupboard housing the central heating boiler, fitted shelving, part tiling to walls and a radiator

## Bedroom Two

again benefitting from fitted storage, Ceiling spotlights, exposed beams, radiator and a double-glazed window to the side aspect

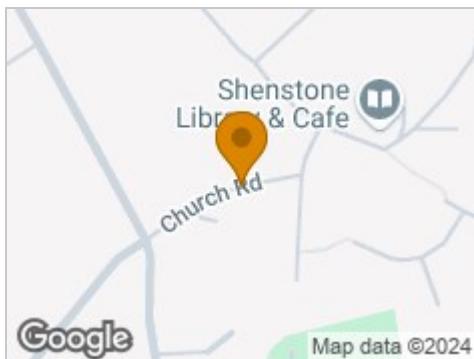
## Outside

the property is accessed through double wooden gates on a shared, private driveway which provides a parking space at the front of the property and access to the the detached garage. There is also a wooden gate giving vehicular access to the rear garden.

A pedestrian gate gives access to the courtyard from the front of the property which in turn gives access to the detached garage, having light and power and further access into the rear garden the rear garden has a lawn and a stoned area which can be used for parking (accessed via the wooden gate). There is a paved patio and a timber garden shed with electric, heating and wood flooring (used by the current owner as an office)



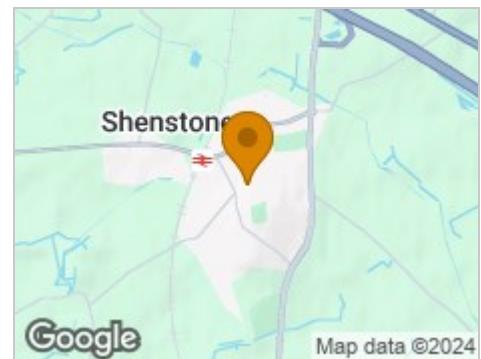
## Road Map



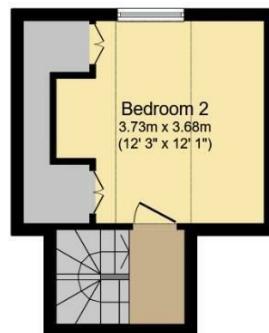
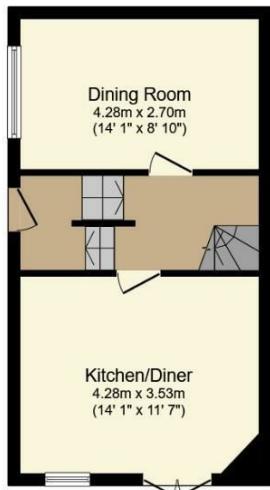
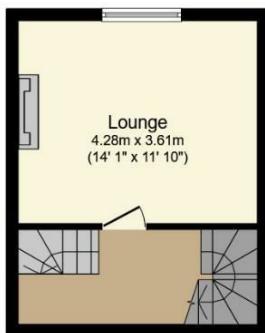
## Hybrid Map



## Terrain Map



## Floor Plan



First Floor

Lower Ground and Ground Floor

Second Floor

Third Floor

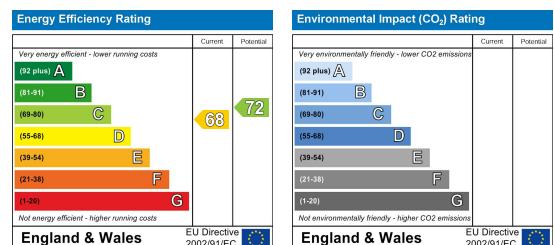
Total floor area 112.6 m<sup>2</sup> (1,213 sq.ft.) approx

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 they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.