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2 BIRMINGHAM ROAD, SHENSTONE WOOD END, WS14 0LH

## OFFERS AROUND - £1,195,000

Set within an enviable location on Birmingham Road in Shenstone Wood End, this impressive detached residence offers extensive accommodation ideal for growing families seeking both space and a rural lifestyle feel.

The property benefits from five excellent double bedrooms, including a master bedroom with ensuite facilities, in addition to a family bathroom and separate shower room serving the remaining accommodation.

To the ground floor, the home offers highly versatile living space with three to four reception rooms, allowing flexibility for formal entertaining, family living, home working, or playroom use. A spacious breakfast kitchen sits at the heart of the home, complemented by a large utility room providing further practicality for day-to-day family life.

Externally, the property enjoys a delightful setting surrounded by open rural fields, creating a peaceful countryside atmosphere whilst still being within easy reach of local amenities, well-regarded schools, and transport links via Four Oaks and Shenstone.

The property also offers significant potential for further enhancement, redevelopment, or extension, subject to obtaining the relevant planning permissions and consents, making this an exciting long-term family opportunity in a highly desirable location.

Set back from the roadway behind a multi-vehicle in and out, paved driveway, there is a side carport and access to additional parking overlooking fields to rear. Access to the property is gained via a canopy porch through an obscure glazed solid wood front door into:

**RECEPTION HALLWAY:** Pvc double glazed windows to front, under stairs storage cupboard, stairs off to first floor, oak flooring, radiator, doors to:



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**DINING ROOM:** 16'6" x 10'9" Pvc double glazed bay window to front, space for large dining table and chairs, coal effect feature fireplace with marble surround & hearth, radiator, double doors opening to:

**LOUNGE:** 23'4" x 15'3" max / 12'9" min Pvc double glazed patio doors to rear, pvc double glazed bay window to front, Inglenook fireplace with rustic brick surround, herringbone effect flooring, radiator.

**DAY/SITTING ROOM:** 12'3" max / 10'4" min x 9'7" Pvc double glazed window to front, radiator, versatile room which could be utilised as home office/play room etc.

**FITTED KITCHEN:** 15'5" x 14'1" Pvc double glazed window to rear, one and a half bowl sink drainer unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset oven and grill, four ring gas hob and extractor canopy over, space for fridge/freezer and dishwasher, space for breakfast table, tiled flooring, radiator, leading to:

**UTILITY ROOM:** 14'3" x 8'2" Pvc double glazed window to rear, one and a half bowl sink/drainers unit set into rolled edge work surfaces, tiled splash backs, fitted units to both and wall level, plumbing and space for washing machine and dryer, space for additional freestanding fridge/freezer, tiled flooring, doors to garage and:

**GUESTS WC:** Low level wc, wash hand basin, tiled floor, radiator.

**SNUG:** 14'5" x 10'9" Pvc double glazed patio doors and windows to rear, coal effect feature fireplace with rustic brick surround, tiled hearth, radiator.

**STAIRS TO LANDING:** Radiator, doors off to:

**BEDROOM ONE:** 21'5" x 12'9" max / 8'6" min Pvc double glazed windows to front and rear, built-in double wardrobe/storage cupboard, radiator, door to:



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**EN-SUITE:** Obscure pvc double glazed window to front, low level wc, enclosed corner shower cubicle, tiled walls and flooring, chrome ladder style radiator.

**BEDROOM TWO:** 14'4" x 9'7" Two pvc double glazed windows to side, pvc double glazed window to front, radiator, built-in wardrobes and drawers, radiator.

**BEDROOM THREE:** 14'5" max / 11'10" min x 9'8" Two pvc double glazed windows to front, built-in wardrobe, radiator, feature fireplace.

**BEDROOM FOUR:** 10'8" x 8'7" Pvc double glazed window to front, radiator, built-in storage cupboard.

**BEDROOM FIVE:** 15'8" x 10'9" Pvc double glazed window to front, decorative feature fireplace, radiator, access to bedroom one which could be utilised as a dressing room/office/den.

**BATHROOM:** 8'9" x 8'4" Pvc double glazed window to rear, low level wc, wash hand basin, bath with handheld shower attachment, tile effect vinyl flooring, part tiled walls, radiator.

**SHOWER ROOM:** 8'4" x 5'4" Pvc double glazed window to side, low level wc, corner enclosed shower cubicle with sliding glazed doors, tiled walls and tile effect vinyl flooring, radiator.

**GARAGE:** 19' x 9'3" Double opening garage doors to front, window to side, fitted shelving to wall (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** A wide, generous, picturesque plot, being well maintained with a variety of mature shrubs, bushes and trees, paved patio area and access to side fields offering further scope and potential for development/alteration (subject to necessary planning permissions/consents)





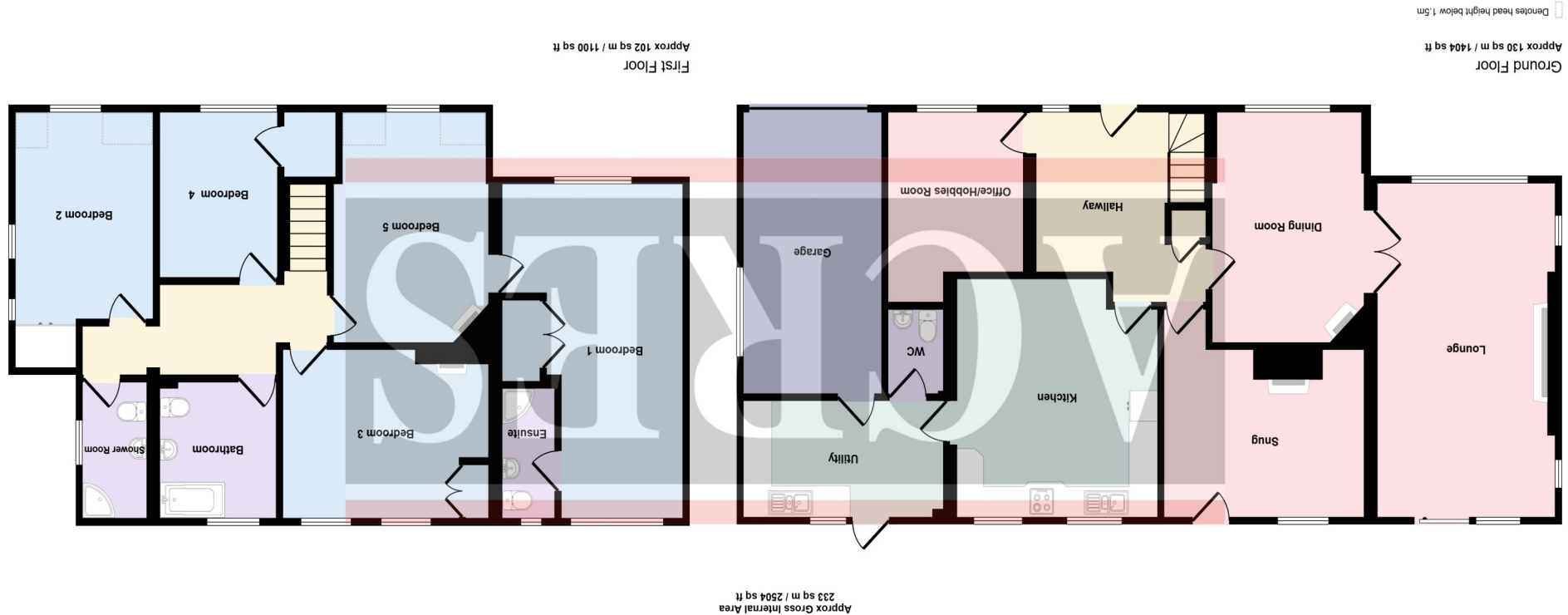
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Approx Gross Internal Area  
233 sq m / 2504 sq ft