



**CHURCH ROAD, SHUSTOKE, B46 2JX
OFFERS IN THE REGION OF £800,000**



This architecturally unique, bespoke, four bedroomed, detached family home presents an exceptional opportunity to reside in a truly distinctive property, thoughtfully designed to combine character, charm & functionality. Impressively positioned with stunning views over open fields & tranquil water to the rear, the home is perfectly nestled within a semi-rural, village-style setting that offers peace, privacy & a strong sense of community. Rich in period features & beautifully appointed throughout, the residence offers a harmonious blend of traditional craftsmanship & modern living. Nearby public houses, scenic countryside walks, & daily essential amenities are all easily accessible from the property's doorstep, offering convenience alongside a rural feel. Commuters are well served by the nearby M6, M6 Toll, & M42 motorways, ensuring swift access to surrounding towns & major city centres. Benefitting from gas central heating & PVC double glazing (both where specified) & features a generous layout comprising: entrance/utility area, fitted breakfast kitchen, spacious lounge complete with a charming log burner & a stunning oak-framed orangery with bi-folding doors that truly brings the outdoors in. A separate rear dining room, pantry, boiler cupboard, shower room, & guest cloakroom/WC complete the ground floor accommodation. To the 1st floor are 4 well-sized double bedrooms, the master & 2nd benefitting from en-suite shower rooms. The master bedroom also features patio doors that open to views of the rear garden & beyond. A well-appointed family bathroom completes the upper level. Externally, an electric vehicle gate opens to a gravelled, multi-vehicular driveway & a sizeable garage, and well-maintained lawns, paved areas & tree-lined borders create a sense of privacy & seclusion, whilst embracing the surrounding natural beauty & local wildlife. Early internal inspection of this rare & remarkable home is recommended to explore the full charm & calibre on offer. EPC C. NB This property is served by a septic tank which requires emptying annually.

Set back from the road behind a substantial gravel drive behind electrically-operated metal gates with a brick-built perimeter, mature shrubs and bushes together with lawn private the accommodation with access being given into the home via a PVC double glazed obscure door into:

ENTRANCE / UTILITY: 12'01 x 5'05:

Matching wall and base units with recesses for free-standing American-style fridge / freezer, wooden work surface over, radiator, tiled flooring and splashbacks, glazed door opens to pantry and access is provided to fitted breakfast kitchen.



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PANTRY: 12'02 x 5'06:

PVC double glazed French doors open to rear garden, matching wall and base units with recesses below for white goods, wooden work surface over, recess for Aga, internal doors open to boiler room, shower room and garage, glazed door back to utility.

FITTED BREAKFAST KITCHEN: 24'03 x 11'05 max / 11'04 min:

PVC double glazed windows to fore and to side, matching wall and base units with integrated oven having grill over and dishwasher, edged work surface with integral double Belfast sink having draining grooves cut to side, four ring gas hob with extractor canopy over, tiled splashbacks and flooring, radiator, space for dining table, access is given back to utility and into inner hall, a single door also opens to:

INNER HALL:

Internal doors to lounge, kitchen, guest cloakroom / WC, dining room and orangery, radiators, under-stairs storage, oak stairs lead to first floor.

FAMILY LOUNGE: 15'10 x 11'05:

PVC double glazed windows to fore and to rear, log fire set upon a granite hearth having surround and mantel over, radiator, space for complete lounge suite, door back to inner hall.

REAR DINING ROOM: 12'08 x 11'03:

PVC double glazed door leads to rear garden having window to side, radiator, space for dining table and chairs, door back to inner hall.

ORANGERY: 19'03 x 15'05:

Double glazed oak framed windows lead to rear, bi-folding doors to side and French doors directly adjacent, tiled flooring, PVC double glazed windows back to kitchen and lounge, skylights over, door to inner hall.

GUEST CLOAKROOM / WC:

Suite comprising vanity wash hand basin and low level WC, door back to inner hall.

OAK STAIRS TO FIRST FLOOR:

Oak balustrades with carpet runner advance to first floor, PVC double glazed windows lead to fore, radiator, doors open to four bedrooms and a family bathroom.



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: North Warwickshire Borough Council





BEDROOM ONE: 14'10 x 12'05 max:

PVC double glazed patio doors open to rear and window to fore, radiators, space for double bed and complimenting suite, a corridor from the landing leads to the main bedroom area and to storage, further door opens to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed sliding splash screen door to fore, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 11'06 x 11'04:

PVC double glazed window to fore, fitted wardrobes, space for double bed and complimenting suite, radiator, door back to landing and to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising step-in corner shower cubicle with glazed splash screen double doors to fore, wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM THREE: 15'11 x 11'05:

PVC double glazed windows to fore and to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 12'07 x 11'03:

PVC double glazed windows to rear and to side, space for double bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:

Suite comprising bath with splash screen door to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

Combinations of lawn, paving and gravel are provided, mature shrubs and bushes line and privatise the property's border with access being given to a rear study / office room, doors back into the home are provided via the pantry, dining room and orangery.



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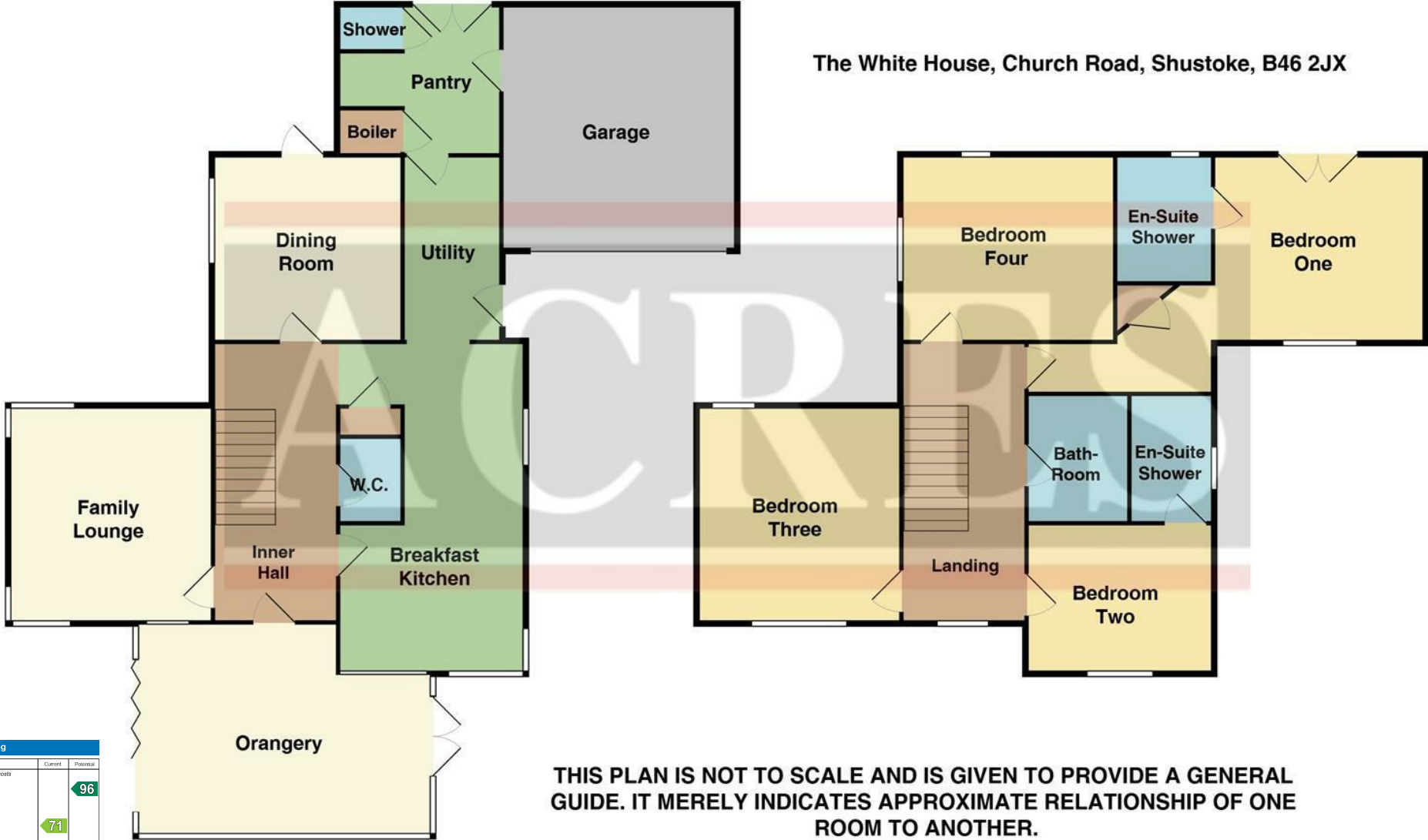
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The White House, Church Road, Shustoke, B46 2JX



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	96
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.