



Shenstone Moss

2 St Johns Drive, Shenstone, WS14 0JA



MARK BENTLEY

ESTATE AGENT



Shenstone Moss

2 St Johns Drive, Shenstone, WS14 0JA

An outstanding 6 bedroom 6 bathroom freehold detached residence offering approximately 6,000 sq ft of accommodation across the ground floor and lower ground floor and a substantial loft with potential to be converted into further accommodation if required.

Set in this highly sought after village and backing onto fields to the rear

Shenstone Moss offers outstanding family accommodation set across the ground floor and lower ground floor. There is also an enormous loft access by a staircase from the ground floor which could be converted into further accommodation if required.

In brief the accommodation comprises:

Ground Floor

Porch, Substantial Reception Hall, Guest Cloakroom, Lounge, Dining Room, Study, Breakfast Room/Kitchen, Utility Room, Walk in Pantry, Drying Room, Principal Bedroom with two dressing rooms and en-suites, Two double bedrooms, Shower Room, Double Garage and Greenhouse.

Lower Ground Floor (Accessed by a staircase off the reception hall)

Hallway, Wine Store, Kitchen/Breakfast Room, Utility Room, Guest Cloakroom, Cinema Room, Large Open Plan Living Room with Lounge & Dining Area, Study, Three Further Double Bedrooms all with En-Suites and Large Rear Porch with access to the rear garden and storage rooms.

Large Loft (Accessed via staircase from the Reception Hall)
Fantastic potential to be converted into further accommodation if required.

***See floor plans for room measurements and the layout of the accommodation.**





The very popular village of Shenstone offers a good range of village shops including a general store, hairdressers, butchers, pharmacy and doctor's surgery and dentists.

There are four friendly pubs (The Plough, The Railway Inn, The Fox & Hounds and the Bulls Head). Two Churches, St Johns C of E Church & Church Hall and Trinity Methodist Church, Village Hall, Library and Café and Greysbrooke County Primary School.

Shenstone also benefits from a Railway Station providing services to Lichfield, Birmingham and beyond and for the driving commuter there is easy access onto the M6 Toll, A38 and A5. There are also bus services to Lichfield, Sutton Coldfield and Birmingham.

Lichfield City, with its numerous amenities, facilities and Secondary Schools is just over 3 miles away (or one stop on the train), Mere Green Shopping Centre in Four Oaks is just 4 miles and Tamworth 8 Miles (a 15 minute drive).

General Information

Tenure:
Freehold

Council Tax Band:
H

Local Authority:
Lichfield District Council

Services:
All main's services are connected.

Broadband:
Full Fibre Broadband is available from numerous suppliers.

Viewing:
To arrange an appointment to view this most impressive and spacious home call Mark Bentley on 0121 353 6212 or 07768 035 065 or email mark.bentley@exp.uk.com.

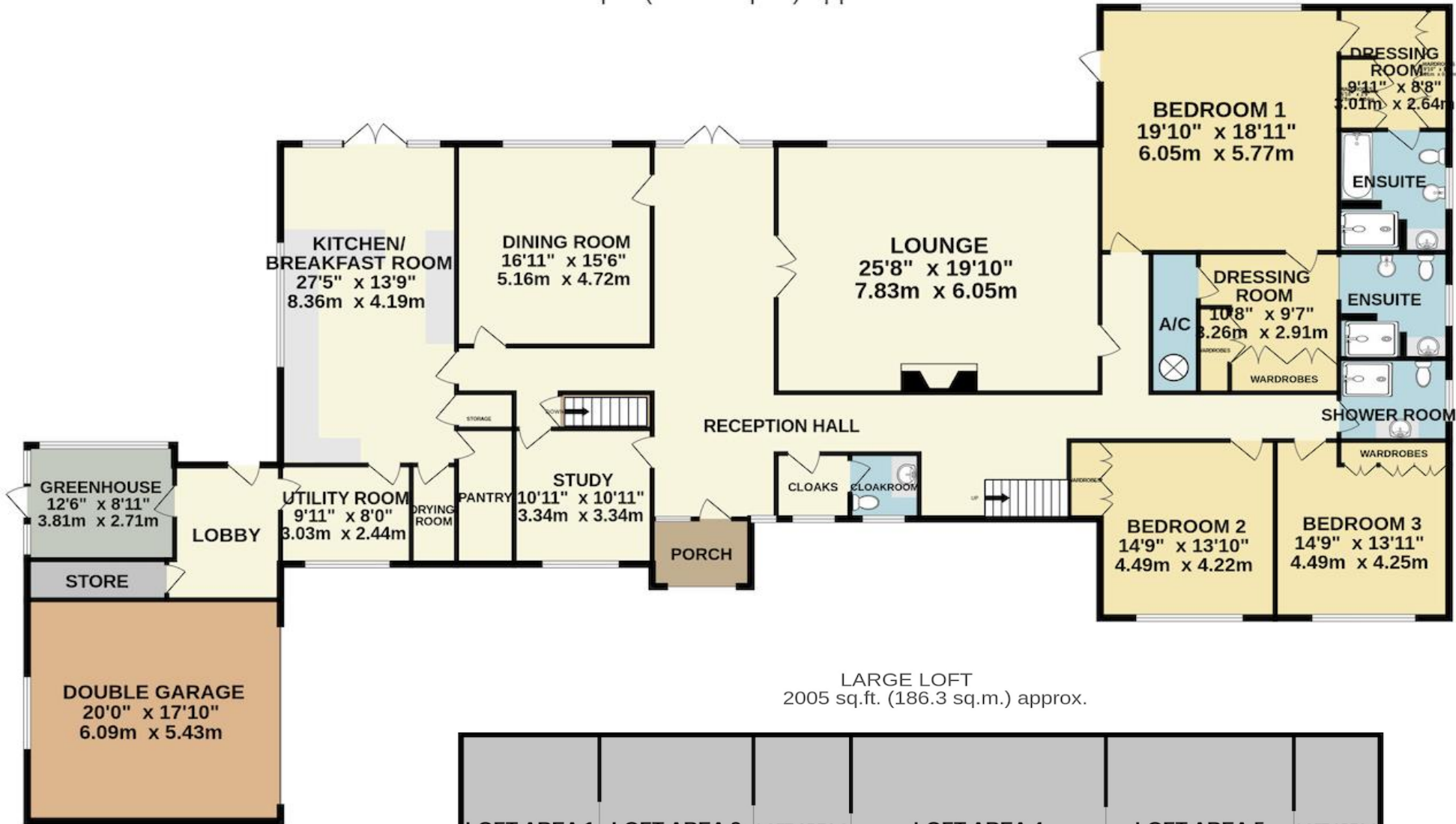




Lower Ground Floor



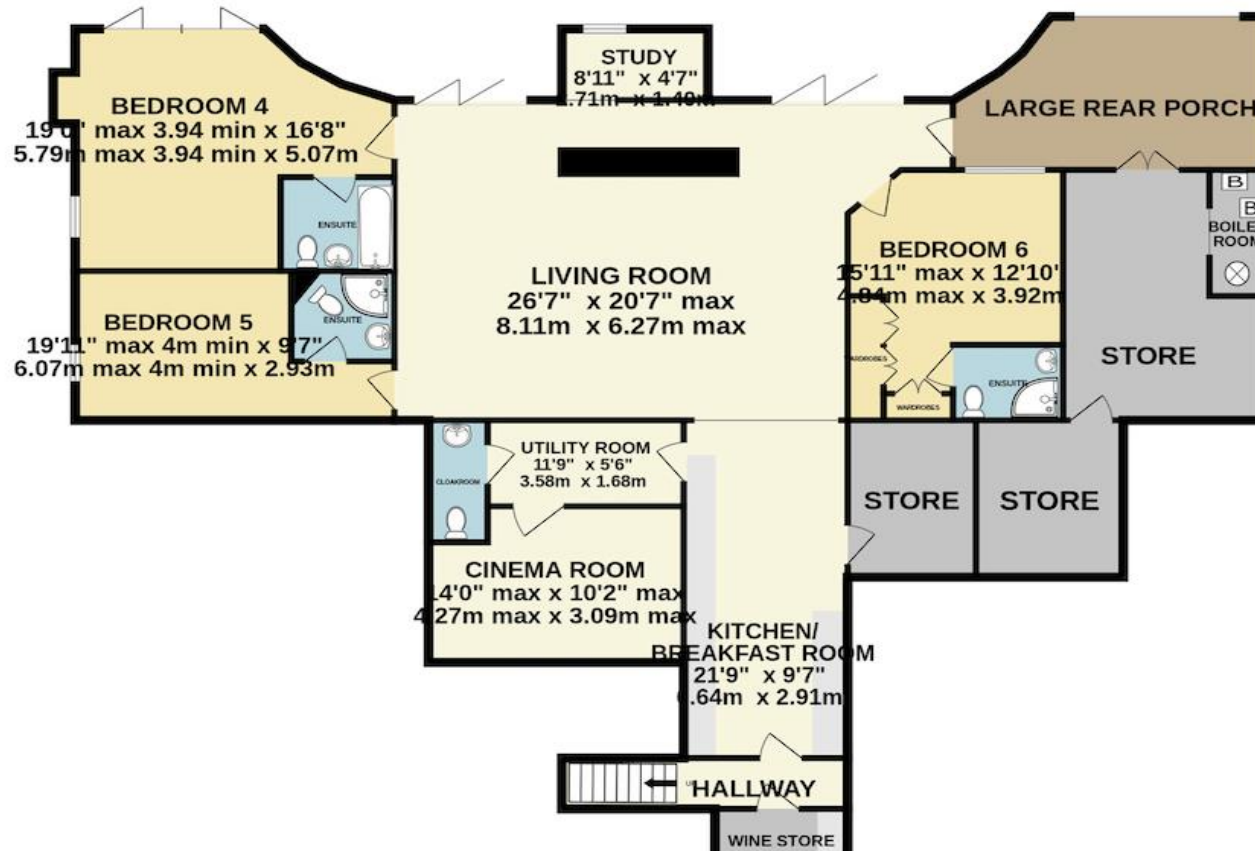
GROUND FLOOR
4036 sq.ft. (374.9 sq.m.) approx.



LARGE LOFT
2005 sq.ft. (186.3 sq.m.) approx.



LOWER GROUND FLOOR
2344 sq.ft. (217.7 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



MARK BENTLEY
ESTATE AGENT

