



25 Court Drive  
Shenstone, WS14 0JG



**MARK BENTLEY**  
ESTATE AGENT



# 25 Court Drive

Shenstone, WS14 0JG

*A superb light and airy 5 bedroom 4 bathroom contemporary designed freehold detached home with large lounge, large dining kitchen with full width bi-fold doors to large patio and garden, large garage and set behind an in and out drive on this sought after private drive in the very popular village of Shenstone*

**25 Court Drive** has been very carefully and thoughtfully maintained and enhanced by the current owner.

The whole property enjoys light and airy rooms. A particular feature of this wonderful home, is that the large dining kitchen and 4 of the bedrooms have bi-fold doors to the large courtyard patio and overlook the very attractive and private rear garden.

The very popular village of Shenstone offers a good range of village shops, four friendly pubs, St Johns C of E Church and Church hall, Trinity Methodist Church, a Village hall, a Library and Café, Greysbrooke County Primary School and a Railway Station providing services to Lichfield, Birmingham & beyond.

For the driving commuter, there is easy access to the M6 Toll, A38 and A5. Lichfield City 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 (15 minute drive).





**The gas centrally heated accommodation (a combination of underfloor heating and radiators) comprises:**

**Large Foregarden**

Gravel in and out drive, lawn, tree, a variety of shrubs and shallow steps to the impressive front door.

**Impressive Reception Hall**

Lower hall area with double doors to Lounge and 3 steps to main hall area with double doors to the Dining Kitchen, large cloakroom, 3rd Bedroom, family Bathroom and access to inner hallway to Bedrooms 1 & 4.

**Cloakroom 2.55m (8'4") x 1.70m (5'7)**

Fitted shelving.

**Family Bathroom 2.60m (9'3") x 2.57m (8'5")**

Feature bath set on wooden stand with mixer tap and shower fitment, walk in shower, wash basin, WC, alcove with shelving, heated towel rail and window facing side.

**Bedroom 3 4.03m (13'3") x 3.74m (12'3")**

Large window with integral blinds facing front.

**Super Lounge 5.30m (17'5" x 5.00m (16'5")**

Fireplace with fitted log burner, impressive vaulted ceiling with feature beams, large window with integrated blinds facing front and 3 steps up to:

**Stunning Dining Kitchen 6.59m (21'7") x 5.25m (17'3")**

Comprehensive range of white fitted base cupboards, drawers and wall cupboards inset with oven, microwave, fridge freezer and hob unit with extractor hood over, island inset with sink unit and dishwasher, TV Point, skylight, full width bi-fold doors with integrated blinds to the patio, door to Utility Room and double doors to inner hallway.

**Utility Room 2.30m (7'7") X 2.06m (6'9")**

Range of fitted base cupboard and drawers, gas fired central heating boiler, plumbing for washing machine and tumble dryer and window overlooking the patio.





Approached from the inner hallway off the reception hall:

**Study 2.82m (9'3") x 2.60m (8'6")**

Window facing side.

**Bedroom 4 3.88 (12'9") x 3.75m (12'4")**

Velux window and bi-fold doors with integrated blinds to patio.

**Principal Bedroom 1 4.96m (16'3") x 4.83m (15'10")**

TV point, high level window facing rear, Velux window and bi-fold doors with integrated blinds to patio.

**En-Suite Shower Room**

Walk in shower, wash basin set on a vanity unit, WC, heated towel rail and Velux window.

**Bedroom 4 3.88m (12'9) x 3.75m (12'4")**

Velux window and bi-fold doors with integrated blinds to patio.

Approached via double doors from the Dining area of the Kitchen are:

**Inner Hallway**

Doors to Garage, second Bathroom, Bedroom 2 and Bedroom 5.

**Second Bathroom 2.62m (8'7") x 2.47m (8'1")**

Free standing bath with niche over for toiletries, wash basin set in wall hung vanity unit, WC, walk in shower and Velux window.

**Bedroom 5 3.71m (12'2") x 3.38m (11'1")**

Fitted wardrobes and bi-fold doors to patio.

**Principal Bedroom 2 4.34m (14'3") x 3.31m (10'10")**

Two Velux window's , large window with integral blinds overlooking the rear garden and bi-fold doors with integral blinds to the patio and sliding pocket door:

**En-Suite Shower Room**

Walk-in shower, WC, wash basin set in vanity unit with fitted mirror in alcove over, heated towel rail and Velux window.

**Large Garage 5.86m (19'3") x 3.53m (11'7")**

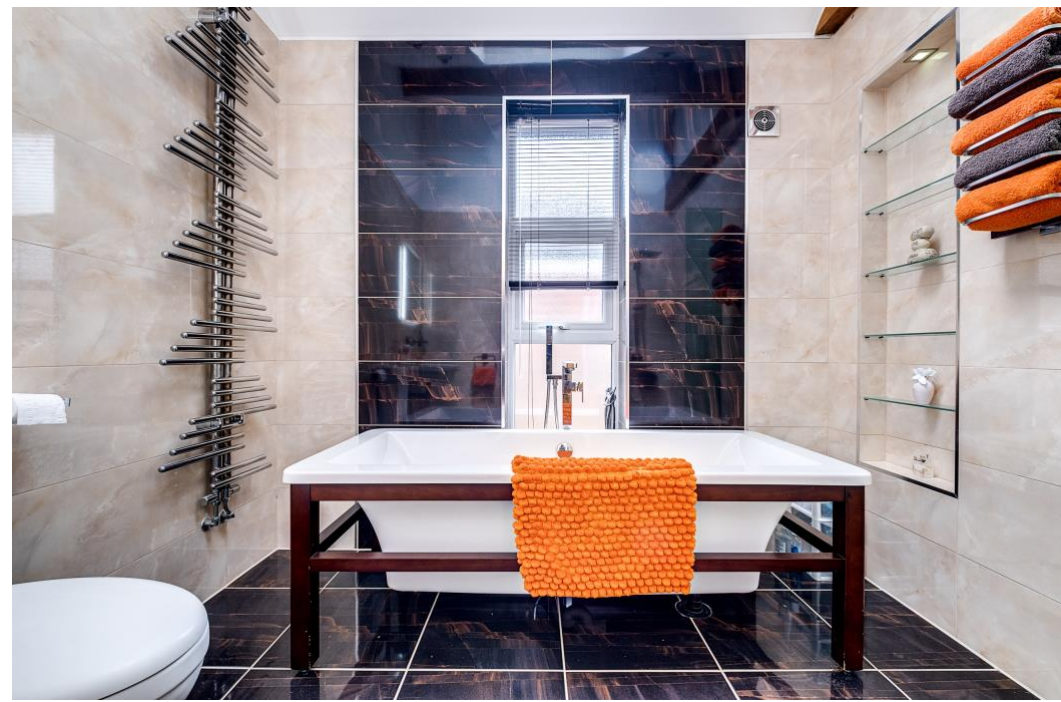
Cupboard housing large hot water cylinder, meter cupboard and roller shutter garage door.

**Wide Side Entrance/Accessway with double gates**

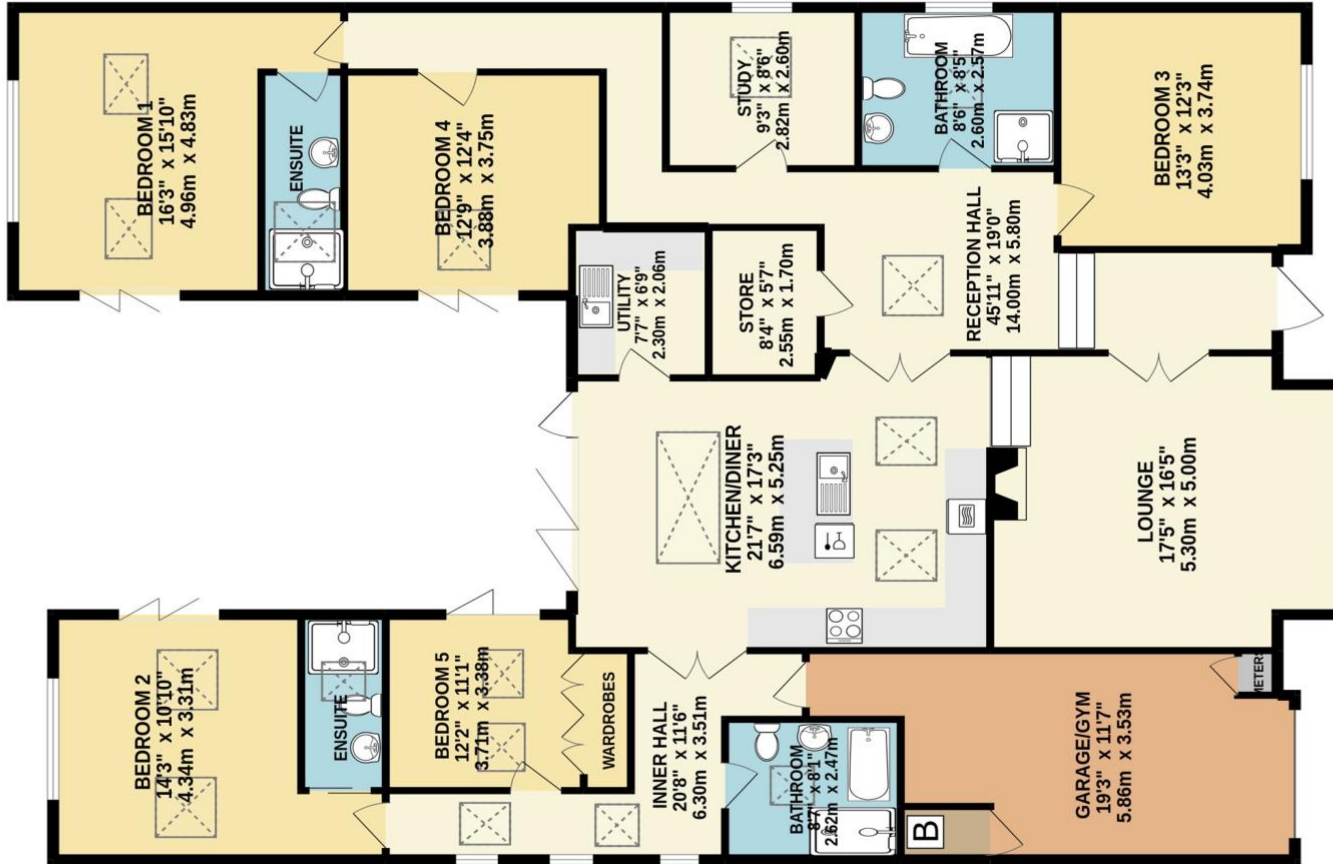
**Landscaped East Facing Rear Garden**

Large courtyard patio, steps up to circular lawn with edging pathway, shrubs and twin evergreen trees, garden light, further lawn area with border beds, summerhouse and screening border tree's and shrubs.





GROUND FLOOR  
2472 sq.ft. (229.6 sq.m.) approx.



TOTAL FLOOR AREA : 2472 sq.ft. (229.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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