



# New Road, Shenstone

Offers Over £725,000

5 2 3



An incredibly rare opportunity to acquire a substantial and exquisitely presented five double bedroom Victorian home, nestled in one of Staffordshire's most desirable villages. This exceptional property in New Road, Shenstone, blends tasteful character features with fabulous contemporary quality throughout, whilst benefitting from having Shenstone railway station just a stone's throw away, providing convenient commuter routes to Lichfield, Birmingham and other surrounding areas.

The accommodation is set across three floors, each with something different to offer, with the ground floor boasting an attractive through entrance hall, beautifully designed and dual aspect lounge/diner with exposed brick surround, additional family area with another recessed fireplace and bay window, that leads on to the wonderful, traditionally styled galley kitchen, followed by a utility room and convenient downstairs shower room. The first floor landing splits off in two directions, providing access to the highly impressive Master bedroom, two further double bedrooms and the high specification main bathroom with freestanding roll-top bathtub. Finally, the second floor consists of a very generous attic room and the two remaining double bedrooms, one of which offering an attractive outlook over the garden. A very generous and private gravelled driveway provides off road parking for multiple vehicles, whilst a mature, expansive and private garden with a paved patio and good size lawn sits to the rear.

Shenstone has a reputation for an infrequency of properties coming to the market, evidencing just what a fantastic place it is to make your home, with its picturesque nature, a range of highly rated pubs and amenities and the inviting community spirit that's clear for all to see, so to combine this with the impeccable interior, we would expect significant interest. A viewing is absolutely essential to appreciate all that's on offer.

#### EPC & Council Tax Band

The property has an EPC rating of D and is council tax band E.





- Five Double Bedroom Semi-Detached Victorian Property
- Incredible Blend Of Victorian Style & Contemporary Excellence Throughout
- Exceptionally Desirable Village Location
- Large Bespoke Kitchen Leading Through To Useful Utility Room
- Very Attractive Plot With Fabulous Rear Garden Boasting Large Patio
- Generous Attic Room
- Consistent Character Features Including Exposed Timber Beams
- Stunning Dual Aspect Lounge/Diner & Family Area
- Downstairs Shower Room Plus High Spec First Floor Bathroom
- Private Gravelled Driveway

