

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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29 Ashcroft Lane, Shenstone, WS14 0EF Guide Price £515,000

A superbly appointed, extended semi detached residence occupying an excellent semi rural position with open views to the rear yet remaining within easy reach of local amenities with Shenstone village.

* Storm Porch * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Orangery * Utility * Guest Cloakroom * Music Room/Studio * 3 Bedrooms * Stunning Bathroom * Garage * Off Road Parking * Landscaped Gardens * Gas Central Heating * PVCu Double Glazing * Porcelain Tiling To Ground Floor * Quick Step Flooring To First Floor

Council Tax Band D
Local Authority - Lichfield



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



29 Ashcroft Lane, Shenstone



Reception Hall



Lounge



Lounge



Luxury Dining/Kitchen

29 Ashcroft Lane, Shenstone



Luxury Dining/Kitchen



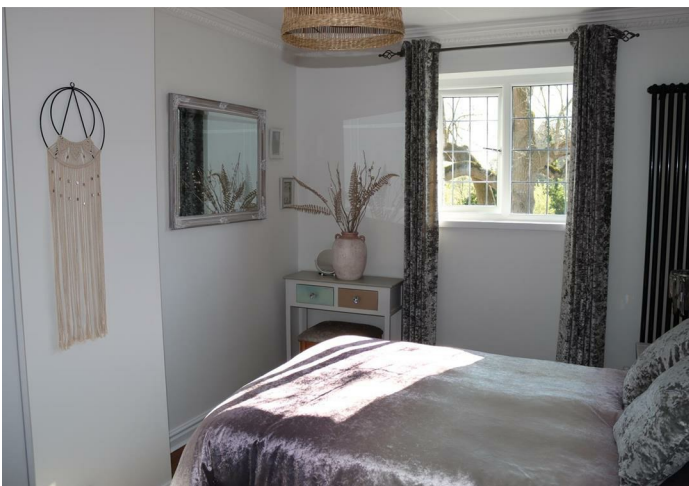
Orangery



Utility



Guest Cloakroom



Bedroom One



29 Ashcroft Lane, Shenstone



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Stunning Bathroom

29 Ashcroft Lane, Shenstone



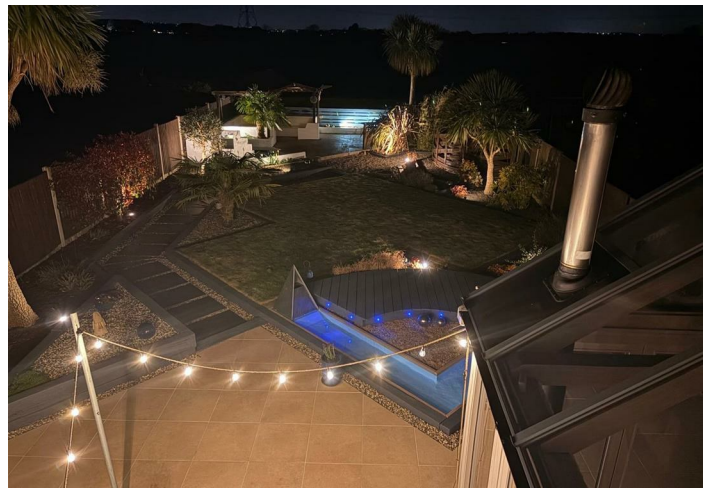
Stunning Bathroom



Landscaped Rear Garden



Landscaped Rear Garden



Open Aspect To Rear



Rear Elevation

29 Ashcroft Lane, Shenstone

An internal inspection is essential to begin to fully appreciate this superbly appointed and extended semi detached residence that occupies an excellent semi rural position with open views to the rear yet remaining within easy reach of excellent local amenities.

Shenstone Village including Greysbrook Primary School, local Shops and a variety of popular Pubs. The Village boasts its own train station with cross city services into Lichfield Cathedral City, Sutton Coldfield and Birmingham City Centre whilst the A38, A5 and M6 Toll road are only a short distance away providing access to all centres of the midlands Conurbation.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

STORM PORCH

leading to:

RECEPTION HALL

composite entrance door, under stairs recess, central heating radiator and ceiling light point.

LOUNGE

4.57m x 3.78m (15' x 12'5)

PVCu double glazed window to front elevation, modern vertical radiator and ceiling light point.

LUXURY FITTED DINING/KITCHEN

5.66m x 3.89m (18'7 x 12'9)

PVCu double glazed window to rear elevation, range of fitted white high gloss wall, base units and drawers, working surfaces with inset circular sink having mixer tap over, built in 'AEG' electric oven and grill, induction hob, integrated fridge/freezer and dishwasher, two ceiling light points, modern vertical radiator and being open plan to:

ORANGERY

3.61m x 3.15m (11'10 x 10'4)

double glazed double opening doors and additional bi-fold doors to rear, log burner, three ceiling light points and underfloor heating.

UTILITY

2.82m x 2.08m (9'3 x 6'10)

composite door and PVCu double glazed window to the rear elevation, fitted white high gloss units and drawers, working surface with inset single drainer sink having mixer tap over, space for washing machine and ceiling light point.

GUEST CLOAKROOM

wc, ceiling spotlights, PVCu double glazed window to side elevation and concealed central heating boiler.

MUSIC ROOM/STUDIO

1.68m x 1.68m (5'6 x 5'6)

ceiling spotlights.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, radiator, loft access and two ceiling light points.

29 Ashcroft Lane, Shenstone

BEDROOM ONE

3.96m x 2.77m (13' x 9'1)

PVCu double glazed window to front elevation, range of fitted wardrobes, ceiling light point and modern vertical radiator.

BEDROOM TWO

3.43m x 2.72m (11'3 x 8'11)

PVCu double glazed window to rear elevation, radiator and ceiling light point.

BEDROOM THREE

2.82m x 2.72m (9'3 x 8'11)

PVCu double glazed window to rear elevation, radiator and ceiling light point.

STUNNING BATHROOM

3.05m x 2.82m (10' x 9'3)

PVCu double glazing window to front elevation free standing bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, wc, tiled walls and floor, ceiling spotlights and chrome heated towel rail.

OUTSIDE

GARAGE

3.73m x 2.82m (12'3 x 9'3)

up and over door to front, light and power, fitted base units, working surface with inset stainless steel single drainer sink having mixer tap over.

FORE GARDEN

tarmac driveway providing off road parking, electric vehicle charging point, paved and gravelled area with inset shrubs and gated side access leading to:

LANDSCAPED REAR GARDEN

patio area and pathways, ornamental pond and water feature, attractive borders, trees and shrubs, lighting, covered rear seating area, outside tap, two sheds and open views over rolling countryside.

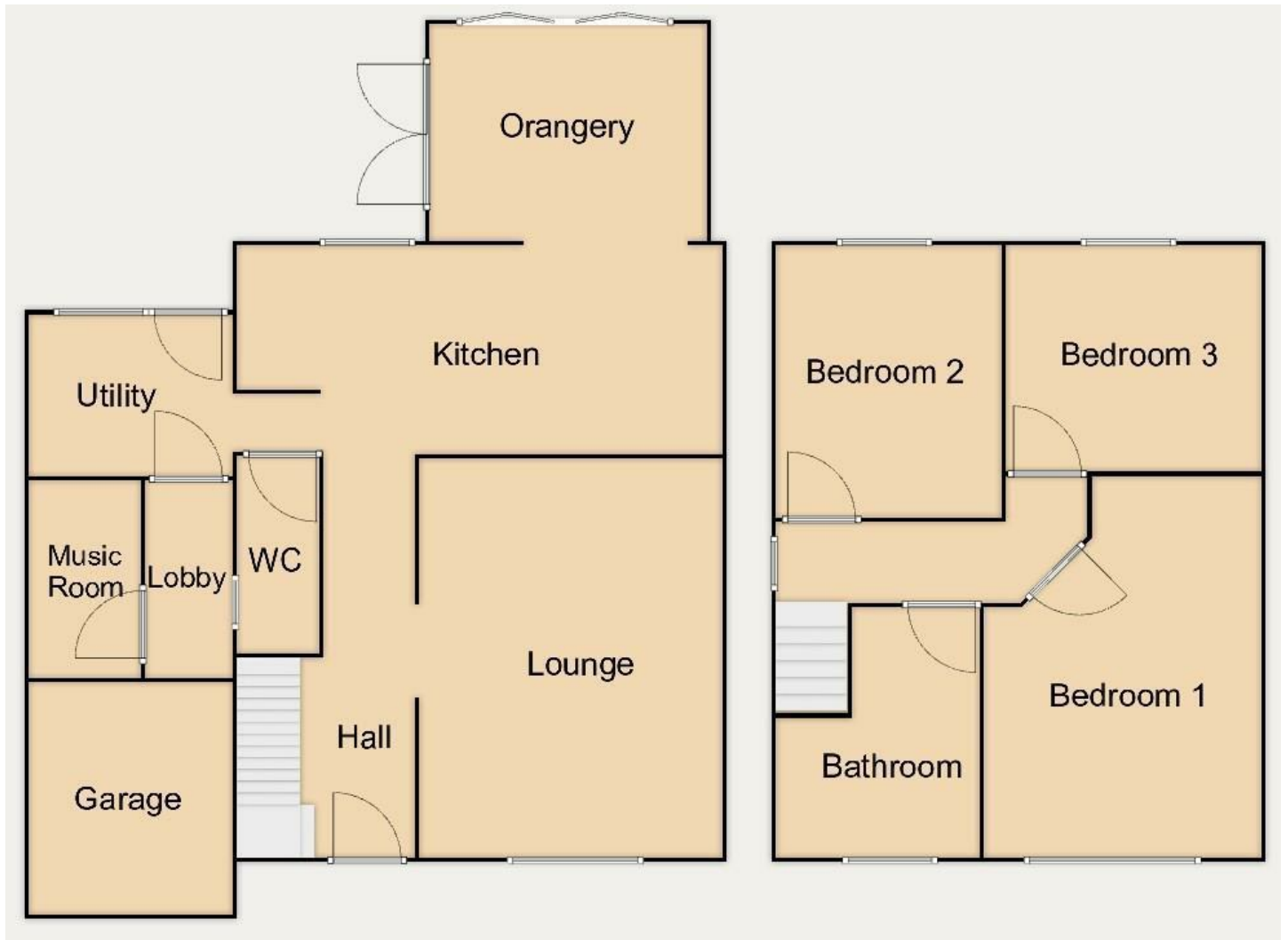
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

29 Ashcroft Lane, Shenstone



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		