



6 Millbrook Drive, Shenstone, Lichfield, Staffordshire,

WS14 0JL  
Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 6 Millbrook Drive, Shenstone, Lichfield, Staffordshire, WS14 0JL

# £580,000

Enjoying a lovely setting within the popular village of Shenstone, this impressive detached home is very stylishly presented throughout and has been extended to the rear to create a very generous accommodation layout. The pleasant lounge opens onto the dining room which in turn has an open aspect into the conservatory taking full advantage of the countryside views beyond. The kitchen has been extended to create a generous family dining kitchen space which is fitted with quality units and granite work tops. On the first floor the configuration has been altered to create a large en suite shower room to the master bedroom, whilst the two remaining bedrooms are well served by the equally enhanced family bathroom with Jack and Jill entrance. Outside the garden has been professionally landscaped to take full advantage of both its private aspect and lovely countryside views. Given its glorious setting, stylish presentation and generous accommodation layout an early viewing of this very fine home is strongly recommended.



### CANOPY PORCH

with UPVC obscure double glazed entrance door opening to:

### RECEPTION HALL

having feature laminate flooring, contemporary glass and timber stair balustrade, coving, radiator and door to:

### FITTED GUESTS CLOAKROOM

having a close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap, tiled splashback and cupboard space below, radiator, tiled flooring and UPVC obscure double glazed window.

### FAMILY LOUNGE

5.48m x 3.77m (18' 0" x 12' 4") having a contemporary style fireplace with inset living flame coal effect gas fire and marble hearth and backing, UPVC double glazed walk-in bay window to front, double radiator, coving and door to:

### DINING ROOM

3.57m x 3.13m (11' 9" x 10' 3") with radiator, coving and a wide open archway leading to:

### CONSERVATORY

3.54m x 3.46m (11' 7" x 11' 4") being UPVC double glazed with double doors out to the rear garden and radiator.

### STYLISH EXTENDED BREAKFAST KITCHEN

5.24m overall x 4.83m max (4.02m min) (17' 2" overall x 15' 10" max 13' 2" min) a lovely open plan family dining kitchen area having generous granite work tops with high gloss doored base storage cupboards and drawers beneath, glazed wall mounted display cabinet, one and a half bowl sink unit with mono bloc mixer tap, integrated dishwasher and fridge with matching fascia, built-in Neff electric oven with warming drawer and microwave oven, four ring induction hob with extractor hood, UPVC double glazed window to rear and double radiator. The breakfast area has a breakfast bar overhang and a glazed skylight flooding the room with natural light, two double glazed double French doors opening to the rear and side, further window to side, radiator, low energy downlighters and door to:



### UTILITY ROOM

having single drainer sink unit, plumbing for washing machine and space for fridge/freezer.

### FIRST FLOOR GALLERY LANDING

approached via an easy tread staircase with a contemporary glass and timber balustrade and having loft access hatch with pulldown ladder and obscure double glazed window to side.

### MASTER BEDROOM

3.71m x 3.34m (12' 2" x 10' 11") having UPVC double glazed window to rear with lovely views across open countryside, radiator, coving, downlighters and door to:

### LUXURY EN SUITE SHOWER ROOM

having double width shower cubicle with thermostatic shower fitment, vanity unit with wash hand basin with mono bloc mixer tap and cupboard and drawer space below, close coupled W.C., vanity wall mirror with display shelving, shaver point and lighting, co-ordinated ceramic wall tiling, chrome heated towel rail/radiator, downlighters and UPVC double glazed window to rear.

### BEDROOM TWO

3.58m x 3.43m (11' 9" x 11' 3") having four door fitted wardrobes, UPVC double glazed window to front, radiator and door to Jack and Jill bathroom.



### BEDROOM THREE

2.58m x 2.25m (8' 6" x 7' 5") having UPVC double glazed window to front, fitted wardrobes and radiator.

### LUXURY JACK AND JILL FAMILY BATHROOM

approached via doors from the landing and also bedroom two and having a panelled bath with mixer tap and shower attachment, separate large shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and cupboard space beneath, close coupled W.C., comprehensive ceramic wall tiling, chrome heated towel rail/radiator, low energy downlighters and extractor fan, UPVC obscure double glazed window and additional radiator.

### OUTSIDE

The property is set back off the road with a block paved driveway providing parking for three cars with side gated entrance leading to the rear garden. To the rear of the property is a generous garden with a lovely aspect across to the neighbouring Lammas land and having a patio seating area, shaped lawn with gravelled surround, pergola with additional patio seating, low maintenance gravelled borders, established palms, useful garden shed, cold water tap and security lighting.



### GARAGE

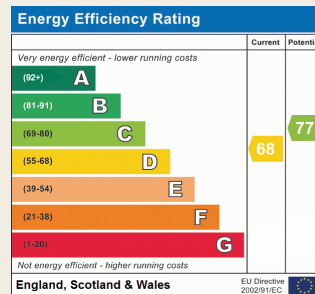
4.92m x 2.52m (16' 2" x 8' 3") approached via an up and over entrance door and having Worcester gas central heating boiler and light and power.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

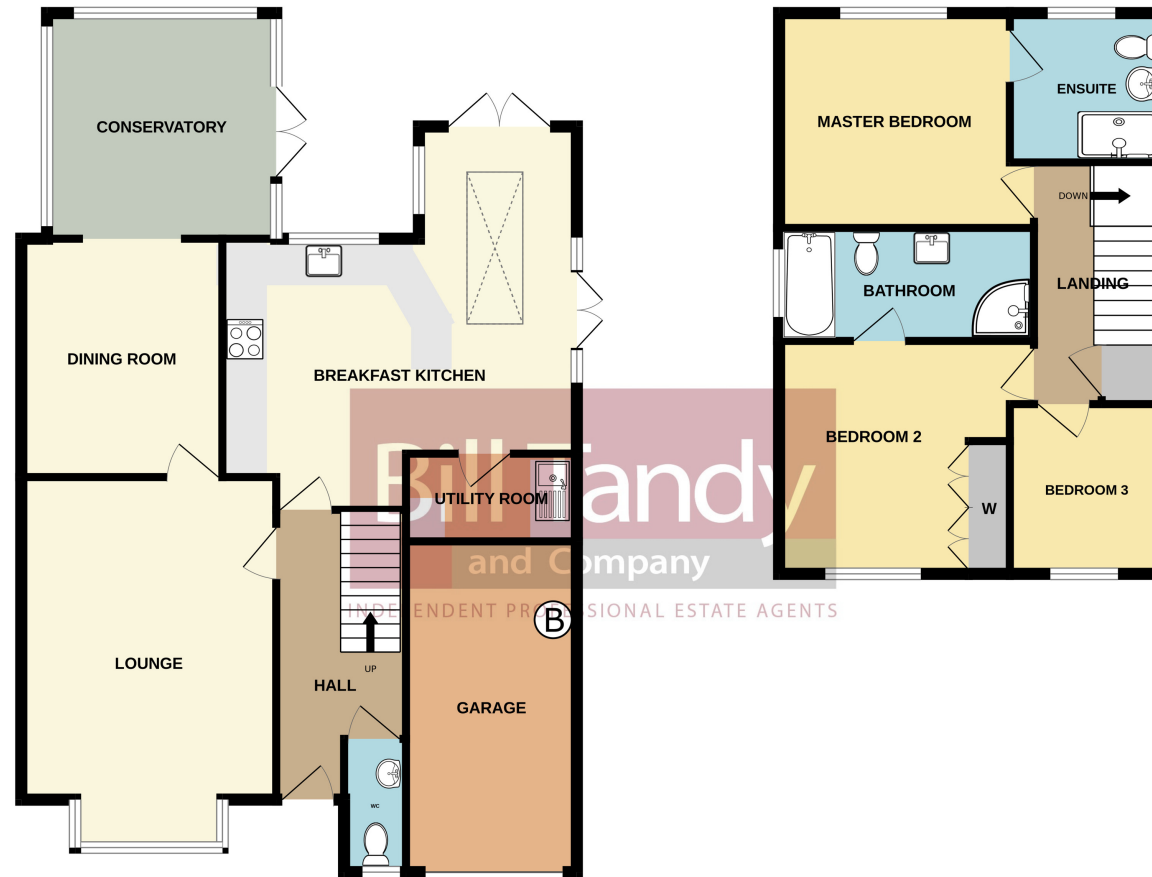
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



6 MILLBROOK DRIVE, SHENSTONE WS14 0JL

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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