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The White House, Grange Lane, Shenstone, Lichfield,  
Staffordshire, WS14 0QH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

# The White House, Grange Lane, Shenstone, Lichfield, Staffordshire, WS14 0QH

## £775,000

Bill Tandy and Company are delighted in offering for sale this traditional and extended detached dwelling, superbly positioned in a secluded spot along the private road of Grange Lane, located on the edge of the village of Shenstone. The property has been sympathetically and carefully improved and extended by the current owner, offering a wealth of accommodation arranged over three floors. For this reason we strongly urge the property is viewed internally for it to be fully appreciated and it is offered with the benefit of no upward chain. Approaching the property from the private drive which serves a small number of properties, the property has a large gravelled driveway providing parking for numerous vehicles and is ideal for the car enthusiast. There is a main entrance porch, reception hall, ground floor wet room, three reception rooms including a lounge with feature fireplace, family room and further home office which has potential as a ground floor bedroom if required. The ground floor is completed with the benefit of an 'L' shaped modern kitchen with access to the rear garden and leads to the laundry room. To the first floor are three generously sized bedrooms, one of which has its own playroom, and a family bathroom. Stairs from the first floor landing ascend to the second floor main bedroom. Externally the property is offered with a superb plot, complemented with ample parking to front, detached double garage, superb rear garden with sheltered entertaining patio space and useful store.



### ENTRANCE PORCH

accessed via a UPVC double glazed front entrance door and having double glazed windows to front and side, tiled floor and door opens to:

### 'L' SHAPED RECEPTION HALL

having stairs to first floor with stairs runner, parquet floor, two double glazed windows to front and radiator.

### FAMILY ROOM

3.76m into bay x 3.21m plus recess (12' 4" into bay x 10' 6" plus recess) having a feature walk-in double glazed bay window to front, further windows to side, oak floor and glazed panel double doors open to:

### LOUNGE

5.93m max (3.23m min) x 5.81m max (19' 5" max 10'7" min x 19' 1" max) this superbly extended lounge has oak floor, double glazed windows to rear and side, radiators and the feature and focal point of the room is its fireplace having a cast-iron multi fuel burner with tiled hearth, recess and wooden mantel beam above. Archways lead to the study and dining kitchen.

### OFFICE/GROUND FLOOR BEDROOM

4.16m x 2.18m (13' 8" x 7' 2") having double glazed windows to front and rear and wooden floor.

### 'L' SHAPED DINING KITCHEN

5.52m max x 4.71m max (18' 1" max x 15' 5" max) accessed from both the hallway and the lounge this generously sized open plan kitchen has double glazed windows to side and rear, door to rear garden, two radiators, laminate floor, base cupboards and drawers with round edge preparation work tops above, mosaic tiled surround, wall mounted cupboards, glazed display cabinets, inset double oven, four ring electric hob with extractor above, inset ceramic sink and spaces for white goods.

### LAUNDRY ROOM

2.13m x 2.08m (7' 0" x 6' 10") having wall mounted storage cupboards and spaces ideal for white goods.

### GROUND FLOOR WET ROOM

1.78m x 1.69m (5' 10" x 5' 7") having a vanity unit, low flush W.C., walk-in shower area and airing cupboard.



### FIRST FLOOR LANDING

having door leading to the staircase to the second floor, and further doors open to:

### BEDROOM TWO

3.98m into bay x 3.19m (13' 1" into bay x 10' 6") having a walk-in double glazed bay window to front, radiator and fitted double wardrobe.

### BEDROOM THREE

3.34m x 3.17m (10' 11" x 10' 5") having double glazed window to rear, radiator and fitted double wardrobe.

### BEDROOM FOUR

3.26m x 2.27m (10' 8" x 7' 5") having double glazed window to rear, porthole windows to side, radiator and archway to:

### PLAY ROOM

1.80m x 1.70m (5' 11" x 5' 7") having skylight to side and recessed bookcase.

### FAMILY BATHROOM

3.96m x 2.23m (13' 0" x 7' 4") having double glazed window to front, useful storage cupboards with inset wash hand basin, low flush W.C., bath with tiled splashback surround and mosaic border and shower enclosure with aquaboarding and shower appliance over.



## SECOND FLOOR BEDROOM ONE

6.80m max x 4.29m into reduced ceiling height (22' 4" max x 14' 1" into reduced ceiling height) having skylight window to side.

## OUTSIDE

One of the distinct features of the property is its superb secluded position along this private road of only a small selection of properties, offering a generously sized plot. To the front of the property is a gravelled driveway providing parking for numerous vehicles, and giving access to a side gate, oil tank, detached double garage and store. One of the distinct features of the property is its superb entertaining space to the rear where the garden has been substantially improved by the current owners. Offering a generously sized gravelled patio area, sheltered entertaining patio space, established shaped lawn with well stocked mature borders, garden pond, mature trees and hedging for screening and fenced surround. Access to the water treatment tank is located to the rear.

## DETACHED DOUBLE GARAGE

approached via twin up and over entrance doors and is set on a concrete slab.

## COUNCIL TAX

Band E.



## SUPPLIERS/FURTHER INFORMATION

Mains electricity is connected. Oil fired heating. Drainage - water treatment tank located in the rear garden. Broadband connected.

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## TENURE

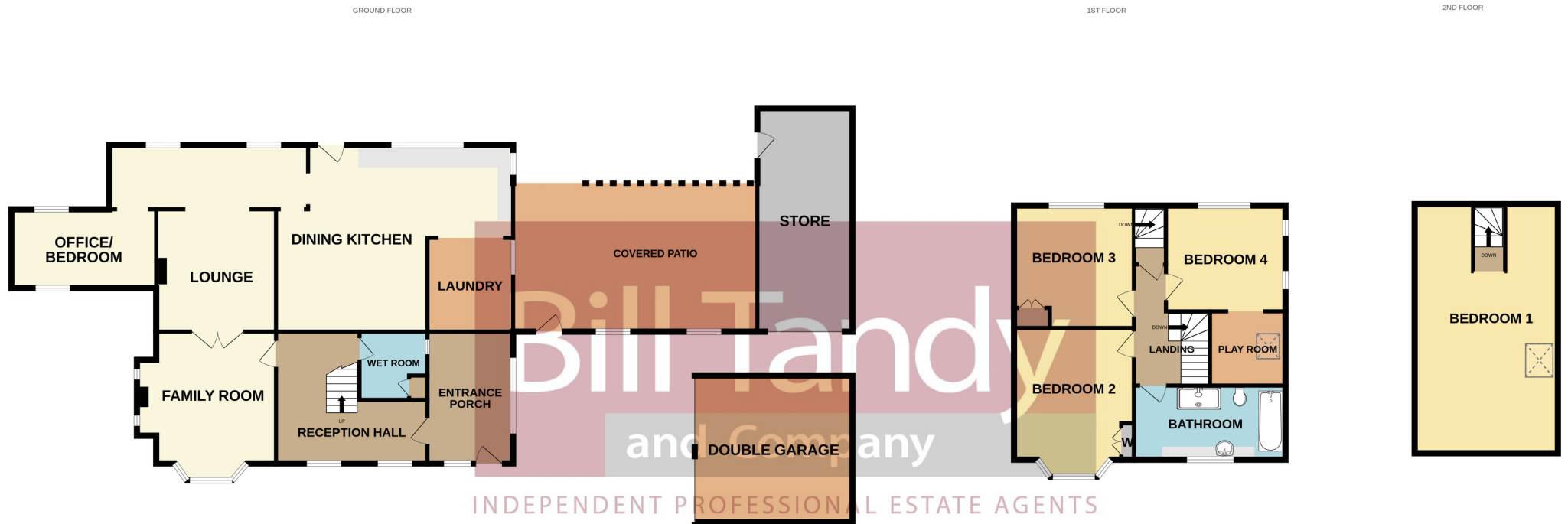
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.





THE WHITEHOUSE, GRANGE LANE, SHENSTONE, LICHFIELD WS14 0QH

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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