



9 Holly Hill Road, Shenstone
WS14 0JF

Downes & Daughters
ESTATE AGENCY

9 Holly Hill Road, Shenstone
WS14 0JF
£850,000

A truly delightful family home on a substantial plot enjoying an enviable position in this exclusive residential area. Nestled on the rural fringe of the much sought after village of Shenstone, only a short walk from the train station providing a regular service in to Lichfield and Birmingham. Having been a happy family home for over 35 years, it is time for a 'new chapter' and the current owners are looking for a new family to make memories of their own in this wonderful property. The modern and flexible layout provides 2,138 sq.ft of beautifully presented accommodation catering to the modern day needs of a growing family. Comprising: entrance hallway, cloakroom, living room, sitting room, kitchen diner, utility/second kitchen and office garage conversion on the ground floor whilst the first floor boasts a grand gallery landing, principal bedroom suite with en suite shower room, three further double bedrooms and an opulent family bathroom. Externally the property sits on a good sized plot manicured to perfection with a lavishly stocked, south facing, rear garden, impressive fore garden and tarmac driveway parking for a number of vehicles. The property also lies within the King Edwards catchment area.

Viewing is essential to appreciate the enviable position of this property and the abundant charm and warmth you feel once inside.





GROUND FLOOR

A spacious reception hallway with wide plank oak flooring gives access to a refitted guest cloakroom, the formal living room and the kitchen diner. The formal living room boasts a double aspect with french doors opening on to a covered terrace and the rear garden. A second sitting room offers a more 'cosy' option again looking over the rear garden with a door through to the kitchen. Previous uses of this room have included a dining room and playroom. The kitchen diner also has access to the rear garden and is fitted with a range of modern wall, floor and display units with a sink and drainer unit, four ring gas hob and double electric oven. The additional appliances, along with a second hob and sink are found in the second kitchen/utility which gives access to the home office and a covered link from the rear garden to the fore. Stairs then rise from the elegant reception hallway to the first floor...

FIRST FLOOR

A grand gallery landing offers a wealth of eves storage space and a window overlooking the front garden. Doors then lead to a principal bedroom suite to the front of the property with fitted wardrobes and a modern en suite shower room, three further double bedrooms overlooking the rear garden all with fitted wardrobes and an impressive family bathroom with separate bath and shower. There is also access to an extensive loft space.

OUTSIDE

The real treat lies outside with the most impressive established gardens to the fore and rear. To the fore is a neat garden with a selection of established flower beds with sleeper retaining walls and off street parking for a number of vehicles. To the rear is a, simply stunning, south facing mature garden, which has clearly been the pride and joy of the current owners for many years. Beautifully manicured and designed to offer the perfect mix of shaped lawns, established beds, borders and seating areas. Stocked with a wonderful array of mature trees, shrubs and flowering plants.

Environmental Impact (CO ₂ Rating)	
<p>EU Directive 2002/81/EC</p> <p>72</p> <p>58</p> <p>Current</p> <p>Projected</p>	<p>England & Wales</p> <p>Very environmentally friendly - Lower CO₂ emissions</p> <p>A (12-18%)</p> <p>B (18-24%)</p> <p>C (24-30%)</p> <p>D (30-35%)</p> <p>E (35-40%)</p> <p>F (40-45%)</p> <p>G (45-50%)</p> <p>Non environmentally friendly - Higher CO₂ emissions</p>
<p>EU Directive 2002/81/EC</p> <p>78</p> <p>66</p> <p>Current</p> <p>Projected</p>	<p>England & Wales</p> <p>Very environmentally friendly - Lower running costs</p> <p>A (10-15%)</p> <p>B (15-20%)</p> <p>C (20-25%)</p> <p>D (25-30%)</p> <p>E (30-35%)</p> <p>F (35-40%)</p> <p>G (40-45%)</p> <p>Non environmentally friendly - Higher running costs</p>



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Not All Agents Are Equal...