



12 | ESSINGTON CLOSE | SHENSTONE | STAFFORDSHIRE | WS14 0LA

Downes
&
Daughters
ESTATE AGENCY



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£650,000

A thoroughly impressive, extended, executive family home occupying an enviable 'end of cul-de-sac' position within this select development backing on to the protected Lammas Land. An area of natural green space. Offered for sale with no onward chain and having been improved and extended by the current owners to offer extensive and wonderfully flexible accommodation presented in a faultless modern style. The free flowing ground floor space has been designed with sociable living and entertaining in mind with the living room, dining room, kitchen and conservatory all beautifully flowing in to each other to create, if wanted, a seamless and thoroughly attractive space. The upper floors are equally impressive. Linked by a contemporary staircase with beech and steel bannister the first floor boasts four bedrooms and two bathrooms, whilst the Boutique Hotel style principal bedroom suite is flooded with natural light on the second floor. The manicured landscaped gardens have clearly been lovingly tended by the current owners for many years and couldn't be more aesthetically pleasing. With a central circular lawn and sensibly placed seating areas both adjacent to the house and at the foot of the garden with direct access on to the Lammas Land nature area which is protected

from future development. Further benefits include private block paved off street parking, a double garage, Hive heating system, external WiFi controlled exterior lighting and a burglar alarm.

Greysbrooke Primary and King Edward's Secondary catchment areas, impressive transport links with the M6 Toll, A38 and A5 only moments away and a direct train in to Birmingham and Lichfield. Not to mention the extensive range of amenities, shops and pubs within the village including the award winning Russell's Butchers.



GROUND FLOOR

The free flowing ground floor space has been designed with sociable living and entertaining in mind with the living room, dining room, kitchen and conservatory all beautifully flowing in to each other to create, if wanted, a seamless and thoroughly attractive space. The welcoming entrance hallway has guest cloakroom facility and then opens in to a naturally bright living room with a wealth of fitted shelves and dwarf cupboards. Double doors then open to the formal dining room which gives access to the rear garden and the showpiece kitchen diner. The 'social hub' of this family home. Finished to an exacting standard with granite worksurfaces and the rare benefit of a utility room of matching quality, this impressive space offers a range of integrated appliance, underfloor heating and a useful central island and breakfast seating. A high quality conservatory with underfloor heating and glass roof has been sensibly positioned to enjoy the wonders of the rear garden without the usual extremes of temperature. The ground floor is then completed by a useful study at the front of the house adding to the flexible nature of the accommodation.





UPPER FLOORS

The upper floors are equally impressive. Linked by a contemporary staircase with oak and steel bannister the first floor boasts four bedrooms, all with fitted wardrobes and two bathrooms. The en suite fitted with a high quality Huppe shower cabinet and under floor heating and the family bathroom having contemporary wash basin with floating vanity unit and a modern free standing bath. The design of the second floor principal suite has a Boutique Hotel feel to it with six windows flooding it with natural light, mirrored fitted wardrobes, masses of eaves storage and an en suite bathroom with stunning Victory Spa bath with glazed front formal the focal point.



OUTSIDE

If the internal attributes and design of the property weren't enough the real treat lies outside. The manicured landscaped gardens have clearly been lovingly tended by the current owners for many years and couldn't be more aesthetically pleasing. With a central circular lawn and sensibly placed seating areas both adjacent to the house and at the foot of the garden with direct access on to the Lammas Land nature area which is protected from future development. Flourishing beds and borders offer colour all year round yet have been designed with minimum maintenance in mind. There is also the added benefit of an ornamental pond and water feature, sprinkler watering system and garden shed. To the fore there is private block paved off street parking, a stylish gravelled garden and a double garage.

LOCAL AREA

The Lammas Land is an area of natural green space bounded by Bourne Brook, which runs along its northern side, and Fotherly Brook on its Western side. It was originally "common land with grazing rights" and dates





back to the middle ages when grazing was only permitted after the crops had been harvested – from Lammas Day (1st August) to Candlemas (1st February). In 1998 the Parish Council held a public meeting to enable the villagers to air their views on the future of the land and with the aim of setting up a management committee. The overwhelming views were to keep it much in its current state as a lightly managed natural area with regular cutting and planting.





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Total area: approx. 213.5 sq. metres (2298.0 sq. feet)

