



Clydesdale House, 7 Derry Court  
Shenstone Wood End, Lichfield, WS14 0AF



MARK BENTLEY  
ESTATE AGENT





# Clydesdale House, 7 Derry Court

Shenstone Wood End, Lichfield, WS14 0AF

*A wonderful and impressive 5 bedroom 3 bathroom superior modern home set in this exclusive gated development.*

*Clydesdale House not only offers super contemporary family accommodation but also includes 8 acres of grounds with large formal gardens, fields and paddock, woodland including children's play area and additional separate entrance and driveway*

Clydesdale House sits in this exclusive gated development of superior contemporary country homes built approximately 2 years ago by South Mill Country Homes Ltd of Lichfield.

As well as offering 5 bedrooms and 3 bathrooms the property also includes an impressive reception hall with central staircase leading to a large gallery landing, large lounge with wood burner, separate study, stunning 40' kitchen and family room, separate utility room, 2 guest cloakrooms and a large double car port.

In addition Clydesdale House benefits from 8 acres of grounds including large formal lawned gardens, substantial field, wood with central children's play area, paddock, small stream/pond and excellent separate access driveway.

Derry Court is set between Sutton Coldfield and Shenstone. Shopping facilities and amenities are available in Mere Green (2 miles away), local village shops at Shenstone (1.5 miles away), train services to Lichfield, Birmingham & beyond are available from Blake Street and Shenstone and for the driving commuter the A38, A5 and M6 Toll are all within easy reach.

Nearest schools are Greysbrooke Primary School in Shenstone, Little Aston Primary School and King Edwards 6<sup>th</sup> Secondary School in Lichfield.

Mere Green, Shenstone and Lichfield offer a wide choice of pubs and restaurants.









The accommodation is warm by gas fired central heating which is underfloor to the ground floor and by radiators to the first floor. Set behind an attractive block paved driveway the property comprises:

### **Ground Floor**

#### **Impressive Reception Hall 4.47m x 4.37m (7.66m max)**

Feature central staircase, cloak cupboard and door to lounge, study, guest cloakroom and kitchen.

#### **Fitted Guest Cloakroom**

WC, wash basin and window to front.

#### **Large Lounge 5.84m x 5.00m**

Feature chimney breast with wood burner, wide window with fitted shutters facing front and bi-fold doors with fitted shutters to garden.

#### **Study 3.12m x 2.64m**

Window overlooking the rear garden.

#### **Stunning Open Plan Dining Kitchen and Family Room**

**11.63m max x 6.25m max** comprising:

##### **Kitchen/Dining area: 6.65m x 6.25m**

Excellent range of fitted base cupboards and drawers, large pantry cupboard, matching island unit incorporating sink with swan neck tap including instant hot water facility, integrated Neff dishwasher and Neff fridge freezer, Nexus SE gas range/cooker, door to utility room, two sets of bi-fold doors to the garden and open access to:

##### **Family Room 4.98m x 4.12m**

Feature cover wood burner and bi-fold doors to the garden.

##### **Utility Room 3.06m x 2.74m**

Fitted base cupboards and drawers inc sink, matching wall cupboards, matching wall cupboard housing central heating boiler, space & plumbing for washing machine and tumble dryer, window overlooking the garden and doors to second guest cloakroom, garden and car port.

##### **Guest Cloakroom 2.86m x 0.95m**

WC, wash basin and window facing front.









**Large Double Car Port 6.07m x 5.81m**

Window overlooking the garden

**First Floor**

**Large Gallery Landing 4.33m x 4.48m** (excluding inner landing area to bedrooms 2 to 5 and main bathroom)  
Large window facing front.

**Bedroom 1 4.98m x 3.92m**

Two velux windows to front, window to rear and open access to:

**Dressing Room 3.13m x 2.36m**

Range of fitted wardrobes and drawers.

**En-suite 4.05m x 1.51m**

Shower unit, twin sinks in fitted vanity unit, WC and full height wall tiling.

**Bedroom 2 4.71m max x 3.21m**

Built in double wardrobe, window overlooking garden and grounds and door to:

**En-suite Shower Room 2.51m x 1.81m**

Shower unit, wash basin set in vanity unit, WC and window overlooking garden.

**Bedroom 3 3.14m min x 2.99m**

Built in double wardrobe and window overlooking the garden and grounds.

**Bedroom 4 4.14.m max x 3.32m min**

Window overlooking garden.

**Bedroom 5 3.68m x 1.94m**

Two velux windows to front.

**Airing Cupboard**

**Family Bathroom 2.81m x 1.91m**

Bath, shower unit, wash basin set in vanity unit, WC and Velux window.

**Outside**

**Substantial Grounds**

Extending to approximately 8 acres and including formal lawned garden with gravel pathways and flower beds, large field, wood with central children's play area, paddock, small stream/pond and excellent separate gated access driveway.

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**Viewing**

Call 07768 035 065 or 0121 353 6212 or email:  
[mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com) to book a viewing.

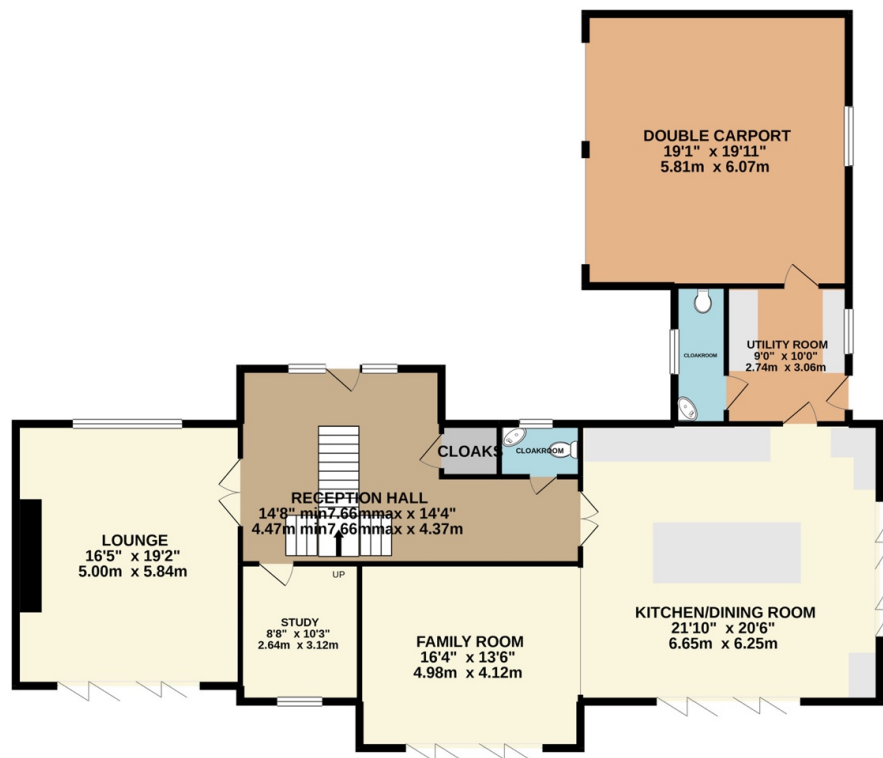




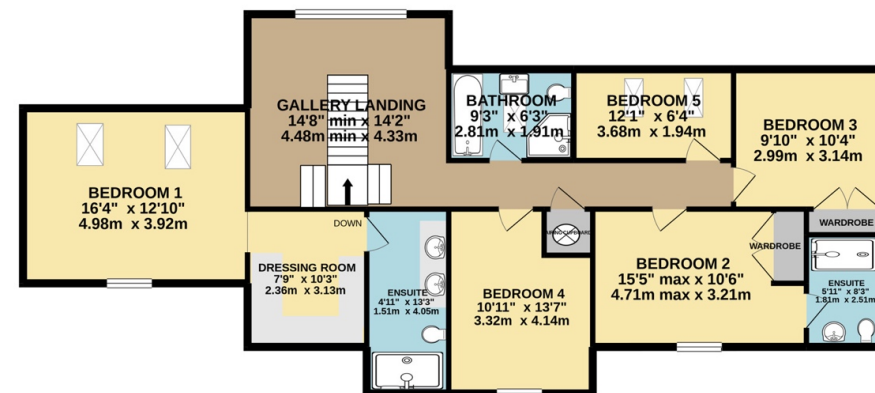




## GROUND FLOOR



## 1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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