



4 Pinfold Hill
Shenstone WS14 0JN



MARK BENTLEY
ESTATE AGENT



4 Pinfold Hill

Shenstone, WS14 0JN

A thoughtfully enhanced and extended four double bedroom 3 bathroom freehold character detached home set in the heart of this sought after village.

This lovely period home has been thoughtfully and tastefully enhanced and extended by the current owners over the last 12 years.

The super accommodation includes an attractive foregarden and long side driveway providing parking space for three/four cars and potential for a garage to be erected if required.

On the ground floor is an enclosed porch, reception hall, study, sitting room, stunning open plan kitchen, dining area and lounge, shower room, utility room and small wine cellar.

On the first floor are four double bedrooms, the principal bedroom has an en-suite shower room, and a well appointed family bathroom.

To the rear is a landscaped south east facing rear garden.

4 Pinfold Hill is within walking distance of all the amenities Shenstone has to offer including four popular pubs, village shops, village church, a popular primary school and a train station providing services to Lichfield, Birmingham and onto London.

For measurements of the rooms please see the floor plan in these brochures. The gas centrally heated accommodation comprises:





Ground Floor

Entrance Porch

Reception Hall

Doors to front sitting room, kitchen, shower room, utility room, stairs to first floor and open access to:

Study

Feature ornate cast iron fireplace with gas coal fire and white wooden fire surround and mantel, alcoves either side with built in cupboards and display shelves over and square bay window facing front.

Sitting Room

Feature ornate cast iron fireplace with gas coal fire and white fire surround and mantel, alcoves either side with fitted cupboard and display shelves, ornate picture rails and square bay window facing front.

Shower Room

Shower cubicle, wide contemporary wash basin with drawers under, WC, tiling to floor and walls, heated towel rail and window facing side.

Utility Room

Fitted work surfaces, fitted wall cupboards, Baxi gas fired central heating boiler, space & plumbing for washing machine, space for tumble dryer, window facing front and door to:

Small Wine Cellar

Stunning Open Plan Dining Kitchen and Lounge

Kitchen Area:

Comprehensive range of contemporary grey fronted units including fitted base cupboards and drawers with long granite work surfaces over, matching wall cupboards, range of built in appliances including two Bosch ovens, Bosch microwave, Neff dishwasher, fridge & freezer, wine fridge and large central island with 5 burner gas hob, range of drawers and breakfast bar and stools.





Dining Area:

More than ample space for dining table & chairs, 3 Velux windows, bi-fold doors to the patio and open access from the dining area and Kitchen area to:

Lounge Area:

Ample space for large U shaped settee, recess for TV and window facing side and rear.

First Floor

Landing

Hatch to loft area, doors to all bedrooms and main family bathroom and small window facing front.

Bedroom 1 (Rear)

Fitted wardrobes with 4 sliding doors, window overlooking the rear garden and door to:

En-Suite Shower Room

Shower cubicle with Bristan shower fitting, wash basin set in feature granite shelf, WC, wall mounted vanity cabinet, heated towel rail and Velux window.

Bedroom 2 (Front)

Two double built in wardrobes, ornate wrought iron fireplace and window facing front.

Bedroom 3 (Front)

Built in double wardrobe, fitted dressing table and display shelves and window facing front.

Bedroom 4 (Rear)

Built in wardrobes, fitted headboard and bed base and window facing rear.

Family Bathroom

Panelled bath, wash basin set on tiled top, WC, Shower cubicle with Bristan shower fitting, heated towel rail, storage alcoves and window facing side.

Outside

Foregarden

Paved pathways, beds stocked with shrubs and flowers and brick boundary walling and block paved side driveway providing parking space for three/four cars.

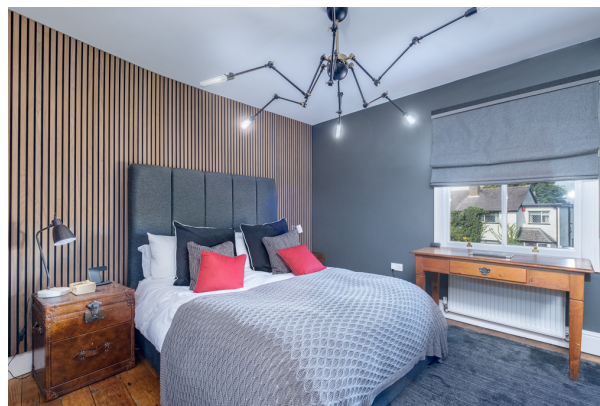
Side entrance.

Landscaped South East Facing Rear Garden

Walled decked and paved patio with fitted seating, additional paved patio, lawn and well stocked borders beds and boundary fencing.

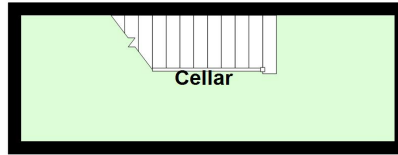
Viewing

To view this lovely home call 0121 353 6212 or 07768 035 065 or email mark.bentey@exp.uk.com

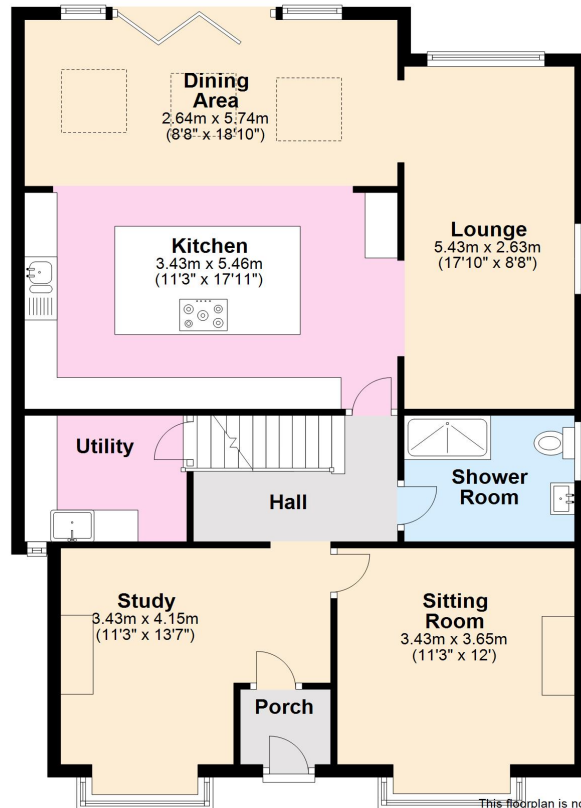




Basement

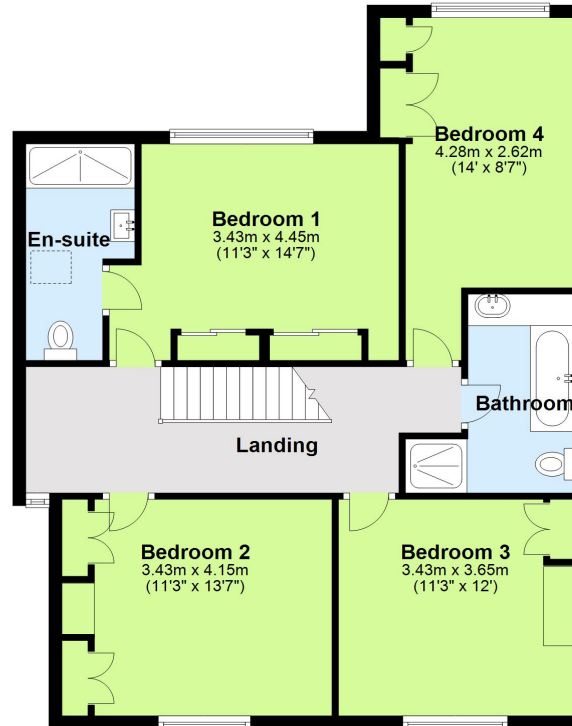


Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



MARK BENTLEY
ESTATE AGENT



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.