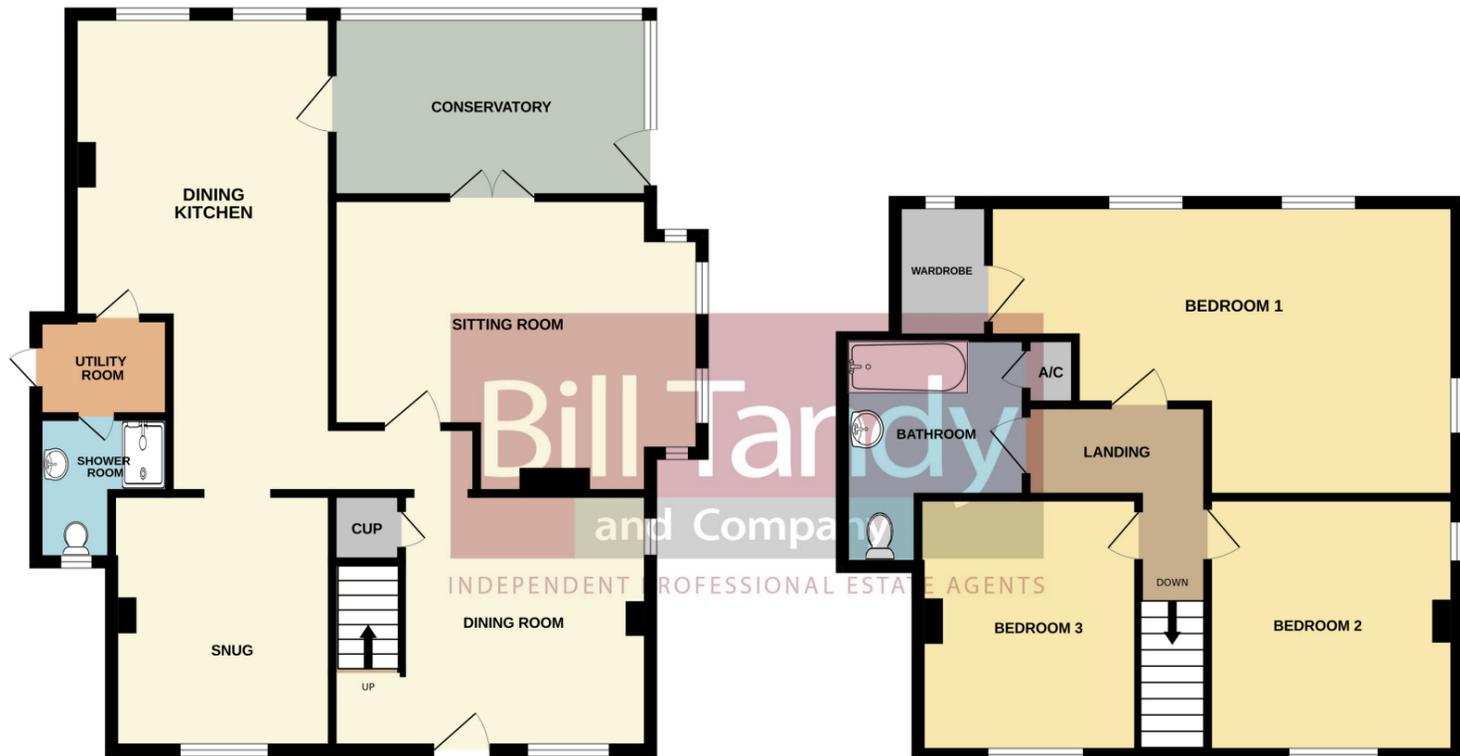




GROUND FLOOR

1ST FLOOR



ROSE COTTAGE, HALL LANE, LICHFIELD, WS14 0BE

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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Rose Cottage, Hall Lane, Muckley Corner, Lichfield, Staffordshire, WS14 0BE

£550,000 Freehold Offers over

Bill Tandy and Company are delighted in offering for sale this highly individual double fronted Victorian detached property, in a superb semi-rural location on the edge of the cathedral city of Lichfield. One of the distinct features of the property is its generously sized plot extending to a total of approximately 2.4 acres including generous parking with courtyard, gardens and additional paddock. There is also a range of outbuildings including two stables, garage, sheds and potential kennels. The house itself, which would benefit from cosmetic modernisation, comprises three reception rooms, dining kitchen, conservatory, utility room, ground floor shower room, three first floor bedrooms and bathroom. The property has good commuter links via the nearby A5 and A38 trunk roads and M6 toll road, and there are two rail stations in Lichfield providing access to Birmingham, London and Manchester.



DINING ROOM

3.44m x 3.37m (11' 3" x 11' 1") approached via a double glazed front entrance door and having double glazed windows to front and side, radiator and stairs to first floor with under stairs cupboard.

SNUG

3.42m x 2.77m (11' 3" x 9' 1") having double glazed window to front, radiator and feature fireplace.

'L' SHAPED SITTING ROOM

4.95m max x 4.17m max (16' 3" max x 13' 8" max) having double glazed windows to front, side and rear, feature fireplace and radiator.

DINING KITCHEN

6.75m max x 3.67m (22' 2" max x 12' 0") having tiled floor, double glazed windows to rear, feature cast-iron log burner with exposed brick surround, farmhouse style wooden base cupboards and drawers with preparation tops above, tiled surround, wall mounted cupboards, inset Belfast ceramic sink, inset oven with four ring electric hob and extractor fan, spaces ideal for white goods, radiator, stable door to conservatory and further door opens to:

DOUBLE GLAZED CONSERVATORY

3.86m x 2.42m (12' 8" x 7' 11") having door to side and stable door through to the kitchen.

UTILITY ROOM

1.92m x 1.20m (6' 4" x 3' 11") having round edge work top with space below suitable for washing machine, tiled floor and side stairwell door. Further door opens to:

GROUND FLOOR SHOWER ROOM

having an obscure double glazed window to front, tiled floor, Worcester boiler and suite comprising wall mounted wash hand basin, low flush W.C. and shower area with shower appliance over.

FIRST FLOOR LANDING

having double glazed window to front, loft access and doors opening to:



BEDROOM ONE

6.02m max x 4.22m max (19' 9" max x 13' 10" max) having double glazed windows to rear and side, two radiators and door to:

WALK-IN WARDROBE

2.07m x 1.59m (6' 9" x 5' 3") this superb walk-in wardrobe has the potential, if required, to be converted into an en suite and currently has a hanging rail, shelving and double glazed window to rear.

BEDROOM TWO

3.46m x 3.33m (11' 4" x 10' 11") having double glazed windows to front and side and radiator.

BEDROOM THREE

3.47m x 2.77m (11' 5" x 9' 1") having double glazed window to front, radiator and exposed cast-iron fireplace.

BATHROOM

3.06m max x 2.45m (10' 0" max x 8' 0") having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and airing cupboard with tank and shelving.



OUTSIDE

The property sits on a superb generously sized plot extending to a total of approximately 2.4 acres of formal gardens, parking and additional side paddock and would lend itself to equestrian use or running a business from home subject permissions required. There is an in-and-out driveway to front with gated access leading to a courtyard area ideal for additional parking. There is also a garage, however access to this is limited. One of the distinct features of the property is the side garden having a superb patio space with lawned area beyond and gated access to the side courtyard garden. A rear gate leads to a generously sized sweeping lawned garden with a range of outbuildings ideal for storage including sheds, garage and two stables. There is a further generously sized outbuilding previously used for kennels with its own kitchenette and toilet facilities.

PADDOCK

Located to the right hand side of the plot is a generously sized paddock which would be ideal for equestrian use. (The vendors have informed us that a water pipe by the paddock is inspected periodically by South Staffs Water)

COUNCIL TAX

Band F.



FURTHER INFORMATION/SUPPLIES

Mains water, electricity and gas connected. Drainage is to a septic tank. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	79
		EU Directive 2002/91/EC	

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

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.