

Bill Tandy  
and Company



The Nook, Plot 2 Lysways Lane, Hanch, Lichfield,  
Staffordshire, WS13 8HH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## The Nook, Plot 2 Lysways Lane, Hanch, Lichfield, Staffordshire, WS13 8HH

# £725,000

Forming part of this luxurious countryside development within the hamlet of Hanch, this discreetly located luxury property enjoys a private approach off the central courtyard. The unassuming entrance belies a unique and generous interior which has been thoughtfully laid out and finished to the highest of standards. The welcoming reception hall features stunning Camaro flooring with glazed double doors opening onto the beautiful family drawing room with wide bi-fold doors providing lovely views over the large garden. The ground floor also boasts a quality fitted kitchen with integral Neff appliances, together with a third reception room which could also double as a third bedroom. The first floor has two double bedrooms and a luxury family bathroom, with the property benefiting from highly efficient electric central heating throughout. A particular feature of this property is its generous garden which borders onto neighbouring fields and countryside. With just five properties available within this luxury development an early viewing of this very fine and individual home would be strongly encouraged.



### ENTRANCE

From the courtyard a double glazed entrance door opens to:

### IMPRESSIVE RECEPTION HALL

having Camaro bare oak LVT herringbone flooring, NEST thermostat control for central heating, low energy downlighters, stairs leading off with feature glass balustrade and under stairs cupboard, built-in cupboard housing the Strom E boiler.

### FITTED GUESTS CLOAKROOM

being fully tiled and having W.C. with concealed cistern, vanity unit with wash hand basin with mono bloc mixer tap and drawer space, a continuation of the Camaro flooring, extractor fan and downlighters.

### STUNNING FAMILY LIVING ROOM

6.59m x 3.68m (21' 7" x 12' 1") having double glazed triple bi-fold doors opening out to the huge patio to the rear, further wide double glazed window with lovely far-reaching countryside views, high vaulted ceiling and underfloor heating.

### LUXURY BREAKFAST KITCHEN

having quality fittings with white quartz work top with base sage green doored storage cupboards and drawers with attractive brass knurled handles, integrated Neff appliances including oven, fridge, freezer and dishwasher, pan drawers, sink with mixer tap, quartz upstands, downlighters, four ring electric hob with integrated extractor, double glazed windows to side, double glazed double patio doors opening onto the large rear garden, Camaro herringbone bare oak flooring with underfloor heating and breakfast bar.



### BEDROOM THREE/DINING ROOM

4.43m x 3.63m (14' 6" x 11' 11") a versatile ground floor room making an ideal double bedroom, but would serve equally well as a dining or sitting room, having double glazed window to front and underfloor heating.

### FIRST FLOOR LANDING

having two double doored cupboards one housing the hot water system, radiator and doors to:

### BEDROOM ONE

4.23m x 3.32m (13' 11" x 10' 11") having double glazed window with far-reaching countryside views and double radiator.

### BEDROOM TWO

3.59m x 3.30m (11' 9" x 10' 10") having double glazed dormer style window again with far-reaching views and radiator.



### LUXURY BATHROOM

having a panelled bath with glazed shower screen and thermostatic shower fitted over with hose and drencher shower, vanity unit with wash hand basin with mixer tap and drawer space beneath, close coupled W.C., comprehensive ceramic wall and floor tiling, electric toothbrush and shaver point, obscure double glazed window, downlighters, extractor fan and chrome heated towel rail/radiator.

### OUTSIDE

The property has parking for a couple of cars within the courtyard, with a block paved pathway which leads to the gated entrance and the rear garden. The rear garden of the property is extremely generous with patio seating areas and pathway and is set to lawn with post and rail perimeters bordering onto neighbouring fields and countryside.

### COUNCIL TAX

To be assessed.



### GENERAL INFORMATION/SUPPLIES

Please note there is no mains gas at the property. A Service Charge (to be confirmed) will be applicable to the property to cover the cost of the emptying and servicing of the septic tank (please note there is a private drainage system), together with any maintenance of the communal areas within the courtyard.

### BUILDERS WARRANTY

The property will be sold with a suitable builders warranty with details available in due course.

### 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.



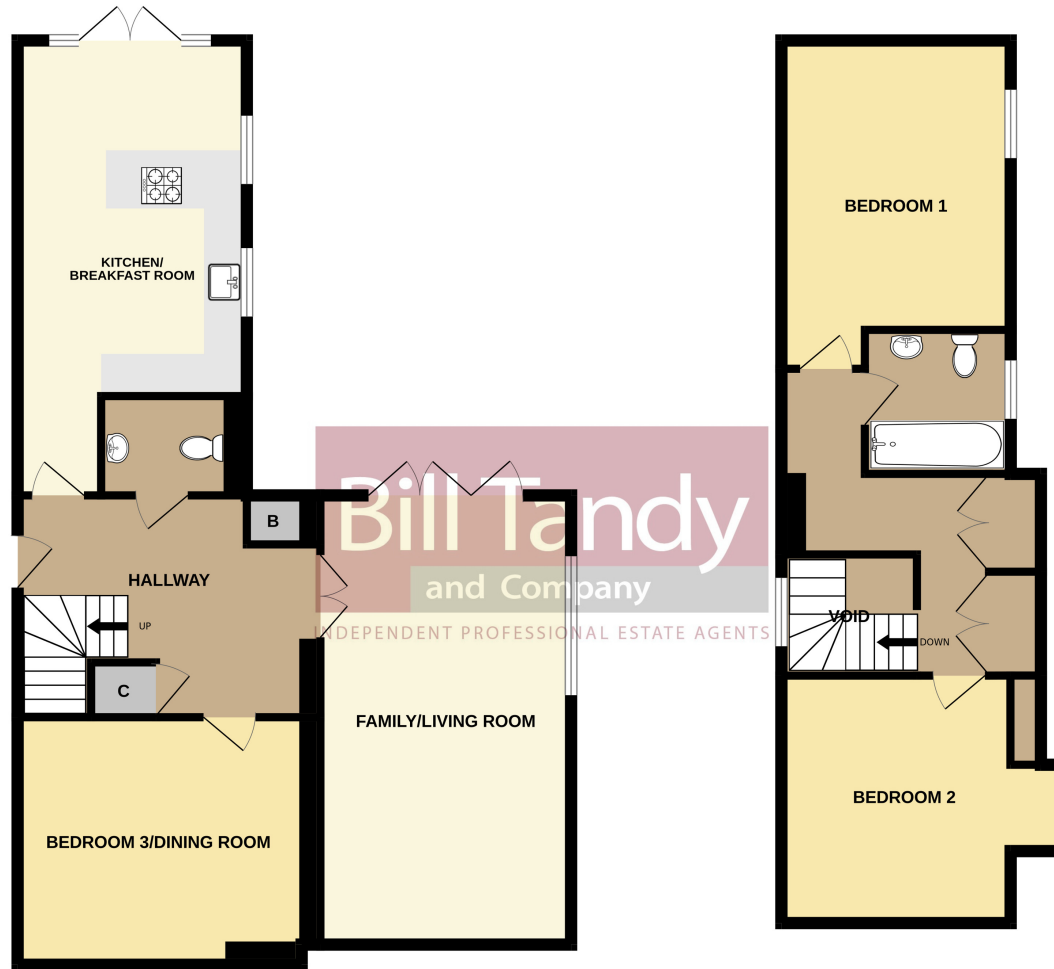
### VIEWING

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.

GROUND FLOOR

1ST FLOOR



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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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