



Bearshay Bungalow, Brookhay Lane, Lichfield,
Staffordshire, WS13 8RG

and Company

Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bearshay Bungalow, Brookhay Lane, Lichfield, Staffordshire, WS13 8RG

£450,000

Enjoying a lovely rural setting and surrounded by fields this detached bungalow offers a unique opportunity to acquire a property in this area. Situated just off the A38 and within easy reach of the cathedral city of Lichfield, the bungalow offers tremendous potential with significant scope for alteration and improvement. The current layout provides a well planned living space with the central hallway providing access to both the living rooms and bedrooms. The former garage has been converted historically to create a study and shower room, along with a very useful utility area. Sitting centrally within its plot the bungalow has generous roof space with a pulldown loft ladder, and a large in-and-out driveway. Brookhay Lane is situated on the eastern side of the A38 and is well placed to take advantage of the facilities available within the cathedral city of Lichfield. Proximity to the road also means that commuting will be easy with quick access to many Midland commercial centres and beyond. Being sold with the benefit of no upward chain, an early viewing is strongly recommended.



CANOPY PORCH

having obscure UPVC double glazed entrance door and side screen opening to:

RECEPTION HALL

having radiator, loft access hatch with ladder to boarded loft space, heating thermostat control and door to:

SITTING ROOM

4.40m x 3.60m (14' 5" x 11' 10") having UPVC double glazed window to front, double radiator, central marble fireplace with electric fire, coving, radiator and glazed UPVC double glazed doors opening to:

CONSERVATORY

3.93m x 2.71m (12' 11" x 8' 11") being UPVC double glazed on a brick base with tiled flooring and radiator.

BREAKFAST KITCHEN

3.70m x 3.33m (12' 2" x 10' 11") being well fitted and having Corian work tops, moulded sink with single drainer and mixer taps, base natural wood doored storage cupboards and drawers, matching wall mounted storage cupboards including display shelving, space for cooker with extractor hood, co-ordinated tiled splashbacks, space and plumbing for washing machine, UPVC double glazed windows to front and side, low energy downlighters, coving, quarry tiled flooring and door to:

UTILITY ROOM

having further work surface space, space and plumbing for washing machine, wall mounted storage cupboards, UPVC double glazed door and window to rear garden, double glazed window to front, radiator and door to:

STUDY

2.79m x 2.33m (9' 2" x 7' 8") having dual aspect UPVC double glazed windows, a continuation of the tiled flooring and radiator.



SHOWER ROOM

having shower tray and screen, close coupled W.C., vanity unit with wash hand basin with cupboard space beneath, obscure UPVC double glazed window and heated towel rail/radiator.

BEDROOM ONE

3.68m x 3.63m (12' 1" x 11' 11") having dual aspect UPVC double glazed windows, double doored built-in wardrobe and radiator.

BEDROOM TWO

3.62m x 3.29m (11' 11" x 10' 10") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.72m x 2.72m (8' 11" x 8' 11") having UPVC double glazed window to rear and radiator.

BATHROOM

having a suite comprising panelled bath, close coupled W.C. and vanity unit with wash hand basin and cupboard space beneath with wall mirror and vanity lighting, electric shaver point, obscure UPVC double glazed window, ceramic wall tiling and double doored built-in store cupboard with overhead storage.



OUTSIDE

The property has a block paved driveway providing parking for several cars and a lawned semi-circular foregarden, further lawned side garden with feature garden pond and side access leading round to the rear garden. To the rear of the property is an established garden set to lawn with a patio seating area.

COUNCIL TAX

Band E.

PRIVATE ROAD

We understand the private road accessing the property has a maintenance fee. Details to follow and further information should be checked via your solicitor before legal commitment.

FURTHER INFORMATION

Mains water and electricity connected, and there is a private drainage system. There is no mains gas. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

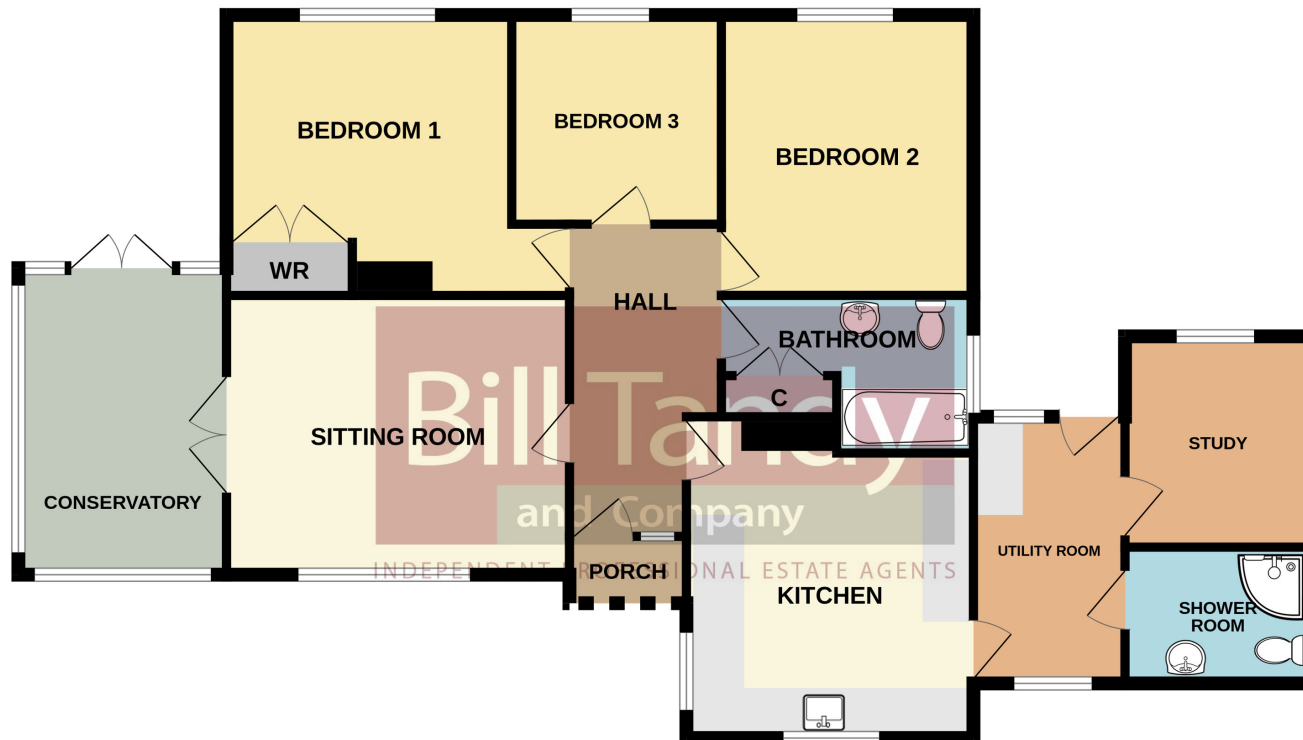
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

GROUND FLOOR



BEARSHAY BUNGALOW, BROOKHAY LANE, LICHFIELD WS13 9RG

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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