



The Old Post Office, Lower Lane, Chorley, Lichfield,
Staffordshire, WS13 8DE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Old Post Office, Lower Lane, Chorley, Lichfield, Staffordshire, WS13 8DE

£600,000

Bill Tandy and Company are delighted to offer for sale this superbly appointed traditional detached dwelling. The property is superbly located in the sought after village of Chorley, approximately 3 miles from the Cathedral city of Lichfield. One of the distinct features of the village is the nearby access to a range of pubs including the Malt Shovel, the Nelson and beyond to the Rag. The property is within a short distance of the village hall. The property itself, which we understand was formerly a Post Office and shop, has for the last 20-30 years has been used as a residential dwelling. We understand the property was built in the 1800's and has been tastefully improved and updated by the present owners. The property comprises entrance hall, dining room, three further reception rooms combining a snug, sitting room, study, useful ground floor W.C., a superbly updated kitchen with feature vaulted ceiling, generously sized rear utility, three bedrooms to the first floor with a recently updated bathroom, and an en-suite shower room located off the master bedroom. Outside a side gate leads to a gravelled driveway which provides parking set to the rear for several vehicles, and beyond is a useful bin/wood/coal store, double garage and magnificent gardens. No upward chain.



ENTRANCE PORCH

having a front entrance door opening to:

DINING ROOM

3.51m x 3.43m (11' 6" x 11' 3") this highly versatile dining room could also be used as a ground floor bedroom and has window to front.

SITTING ROOM

4.57m x 3.71m (15' 0" x 12' 2") having double glazed windows to rear, French doors to the pergola and rear garden, multi fuel burner set within a recessed stone fireplace, feature beamed ceiling and radiator.

SNUG

4.57m x 4.19m (15' 0" x 13' 9") having a feature and focal point cast-iron range style fireplace, box bay window to front, feature exposed beamed ceiling and door to kitchen.

STUDY

4.19m x 3.96m (13' 9" x 13' 0") having oak flooring, radiator and stairs to first floor accommodation.

REAR PORCH

giving access to the rear garden, oak flooring and door to:

GUESTS CLOAKROOM

having wash hand basin, low flush W.C., oak flooring, window to rear and radiator.

RE-FITTED KITCHEN

3.71m x 2.97m (12' 2" x 9' 9") having a feature vaulted and exposed beamed ceiling, window to side, tiled flooring, a range of updated units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, inset ceramic sink with swan neck mixer tap, inset double oven with four ring electric hob and extractor fan above and kick panel heater.



UTILITY ROOM

3.81m x 3.81m (12' 6" x 12' 6") having oil fired boiler, door to rear pergola/garden, windows to side and rear and spaces ideal for white goods.

FIRST FLOOR LANDING

having loft access and doors to:

BEDROOM ONE

4.57m x 4.27m (15' 0" x 14' 0") having windows to side and rear, radiator, feature exposed timbers and door to:

RE-FITTED EN SUITE SHOWER ROOM

having towel rail, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and double shower cubicle with tiled surround.

BEDROOM TWO

4.57m x 3.89m (15' 0" x 12' 9") having window to front and radiator.

BEDROOM THREE

3.89m x 2.36m (12' 9" x 7' 9") this 'L' shaped bedroom has radiator and window to front.



BATHROOM

having window to rear, feature tiled flooring with centrally positioned feature tile, Heritage suite comprising W.C., bidet, wash hand basin and bath with tiled surround.

OUTSIDE

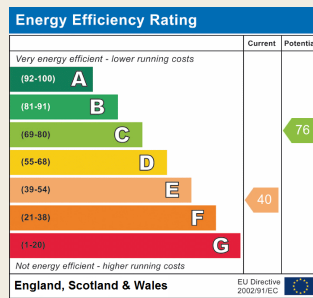
To the front of the property is an Indian sandstone paved area providing access to front door, with access to the side gate and vehicular access beyond. There is a gravelled driveway providing parking for numerous vehicles and is accessed from the side gated approach. To the rear is a generous sized shaped lawned area, hedging and trees and is located off the gravelled parking area.

DOUBLE GARAGE

5.11m x 4.88m (16' 9" x 16' 0") approached via up and over doors and having a useful bin/wood/coal store set alongside.

COUNCIL TAX

Band G.



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.

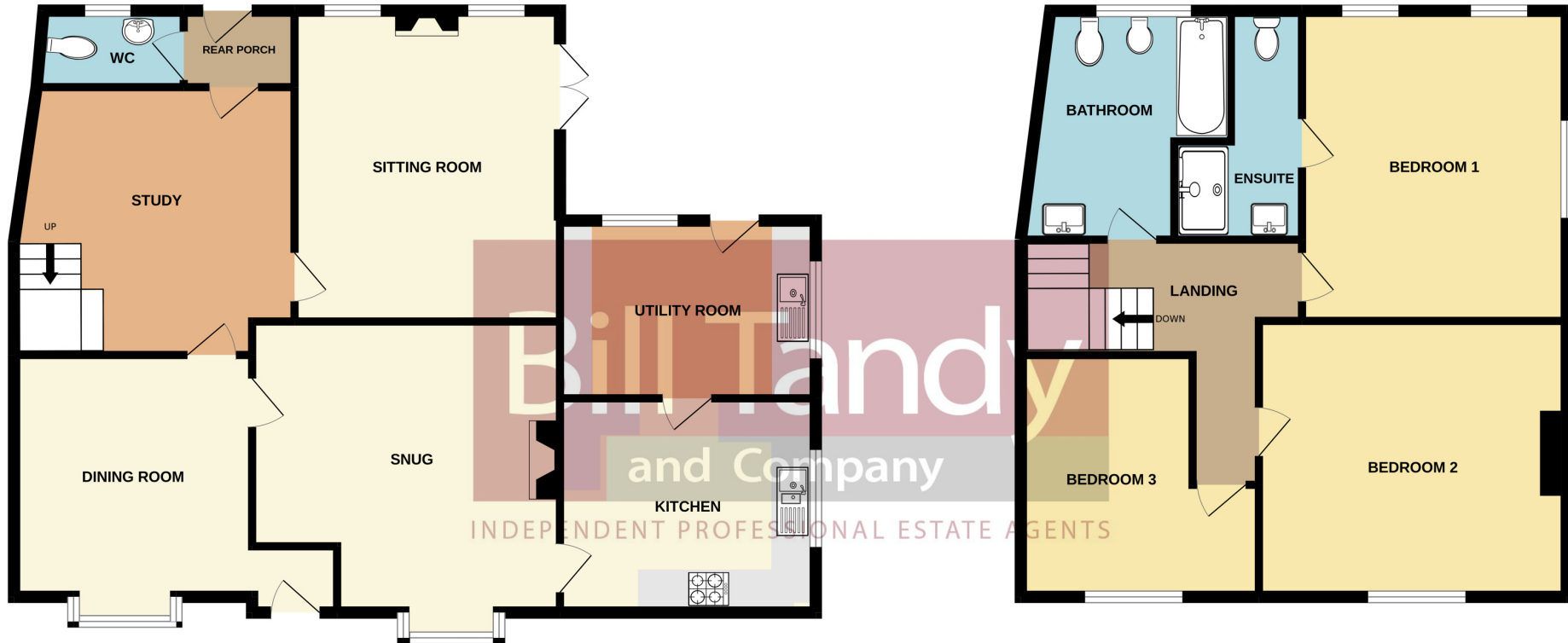
VIEWING

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



THE OLD POST OFFICE, LOWER LANE, CHORLEY, LICHFIELD, WS13 8DE

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.
Made with Metropix ©2022

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS