



# DRAFT

1 Nash Lane, Lichfield, Staffordshire, WS13 8EZ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1 Nash Lane, Lichfield, Staffordshire,  
WS13 8EZ**

**£300,000**

Situated on the edge of the little known hamlet of Elmhurst and with glorious countryside views, this end terraced cottage is available with the benefit of no upward chain and vacant possession. Tucked away off this quiet country lane, this end cottage has lots of character and charm together with some undeniable potential. Just some four miles from the centre of Lichfield and approximately an eleven minute drive, the property is well placed to take advantage of all that the cathedral city has to offer. The rural setting is truly idyllic with surround farmland and far-reaching countryside views. To fully appreciate the accommodation on offer an early viewing would be strongly recommended.



#### **ENTRANCE PORCH**

with stable door entrance and having an inner obscure glazed door opening to:

#### **DINING KITCHEN**

4.60m x 3.00m (5.50m max) (15' 1" x 9' 10" - 18' 1" max) having pre-formed work surface space with base storage cupboards and drawers, sealed unit double glazed windows to front and side, single drainer sink unit, free-standing Mistral oil fired central heating boiler, space and plumbing for washing machine, ample space for breakfast table and two steps rising to:

#### **SITTING ROOM**

3.65m x 3.57m (12' 0" x 11' 9") having a secondary glazed bow window to side, double radiator, stairs leading off with useful cupboard space beneath, two wall light points and recessed fireplace with tiled hearth. Access to the side porch with glazed door and side screens and door to outside.

#### **SNUG**

2.94m x 2.43m (9' 8" x 8' 0") having bay window to side and double radiator. (Please note this room forms part of the flying freehold).

#### **GROUND FLOOR BATHROOM**

having a suite comprising panelled bath, W.C., and wash hand basin, partial tiling, radiator and sealed unit double glazed window.

#### **FIRST FLOOR LANDING**

having radiator, window to side and doors leading off.

#### **BEDROOM ONE**

4.56m x 3.00m (15' 0" x 9' 10") having dual aspect windows with lovely countryside views, two radiators and loft access hatch.



#### **BEDROOM TWO**

3.64m x 3.64m (11' 11" x 11' 11") having sealed unit double glazed window to side, radiator, shelved storage cupboard and loft access.

#### **SHOWER ROOM**

3.70m x 2.20m (12' 2" x 7' 3") formerly a third bedroom however now having a glazed shower cubicle with Triton shower fitment, close coupled W.C., wash hand basin, radiator, sealed unit double glazed window to side and loft access hatch.

#### **OUTSIDE**

The property is set back off the land with a gated concrete driveway providing parking for several cars flanked by two useful outbuildings and cupboard storage area. The garden lies beyond the outbuildings and is set principally to lawn with glorious countryside views, well established trees and shrubs, greenhouse, garden storage shed and summer house.

#### **COUNCIL TAX**

Band D.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. Oil fired heating system. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

We understand the subject is to a flying freehold. Further details should be established via your solicitor prior to entering into an exchange of contracts. Please note the property also has an unregistered Title.

### 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](mailto: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



1 NASH LANE, ELMHURST WS13 8EZ

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

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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