



Bill Tandy
and Company

The Stables, Plot 4 Lysways Lane, Hanch, Lichfield,
Staffordshire, WS13 8HH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Stables, Plot 4 Lysways Lane, Hanch, Lichfield, Staffordshire, WS13 8HH

£650,000

Enjoying a stunning courtyard setting within the popular hamlet of Hanch and forming part of this luxurious country development, this impressive barn conversion home offers a truly stunning layout and specification. The outstanding open plan entrance leads round to a sitting and dining area with a quality fitted kitchen including integral Neff appliances. The ground floor also boasts a very generous family sitting room and benefits from the highly efficient electric underfloor heating. The first floor has three good double bedrooms with a luxury en suite to the main bedroom and a large equally luxurious family bathroom. A particular feature of this property is its huge rear garden which also has a large brick-built and tiled entertaining area, perfect for family barbecues and parties. Countryside views that can be enjoyed to the rear add to the delight of the location with its peaceful setting, being the perfect antidote to busy modern lives. To fully appreciate this lovely home which is one of just five units on this small development, an early viewing would be strongly recommended.



OPEN PLAN RECEPTION AREA

approached via PVC composite entrance door with double glazed insert and side screen and having feature Camaro bald oak LVT flooring and built-in cloaks store cupboard housing the Strom E boiler.

FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, vanity unit with wash hand basin with mixer tap and drawer space beneath, ceramic wall tiling, downlighters, extractor fan, wall mirror and Camaro flooring.

OPEN PLAN FAMILY DINING KITCHEN

7.04m x 5.66m (23' 1" x 18' 7") the feature Camaro herringbone flooring running through this area creates a most impressive visual impact and leads round to the KITCHEN AREA having extensive white quartz work tops with Putty Grey coloured doored storage cupboards and drawers, integrated Neff appliances including double oven and grill, fridge, freezer, dishwasher and five ring hob with concealed extractor hood and white quartz splashback, stainless steel sink with mono bloc mixer tap, double glazed window to front, low energy downlighters, breakfast bar, double glazed triple bi-fold doors out to the superb sized rear garden, control for the underfloor heating and stairs leading off with glazed balustrade. From the open plan glazed double doors to:

FAMILY SITTING ROOM

5.67m x 3.30m (18' 7" x 10' 10") a charming room with dual aspect double glazed windows, underfloor heating and downlighters.

FIRST FLOOR GALLERIED LANDING

having glass and oak balustrade, double glazed window to rear, downlighters, loft access and built-in cupboard with heating manifolds and hot water cylinder. Doors lead off to:

BEDROOM ONE

4.16m x 3.22m (13' 8" x 10' 7") having double glazed window to front, underfloor heating with thermostat control and door to:



LUXURY EN SUITE SHOWER ROOM

having large shower cubicle with thermostatic shower fitment with hose and drencher shower, close coupled W.C., wash hand basin with mono bloc mixer tap and useful drawer space, ceramic wall and floor tiling with underfloor heating, low energy downlighters, extractor fan and LED backlit vanity mirror.

BEDROOM TWO

3.65m x 3.17m (12' 0" x 10' 5") having double glazed window to front and underfloor heating with LCD thermostat control.

BEDROOM THREE

3.40m x 3.16m (11' 2" x 10' 4") having double glazed window to front and underfloor heating with thermostat control.

LUXURY FAMILY BATHROOM

having large panelled bath with mixer tap and thermostatic shower fitment 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, underfloor heating, low energy downlighters, extractor fan, LED backlit mirror and obscure double glazed window.



OUTSIDE

There is a designated parking area to the side of the property with space and parking for two to three cars and a gated entrance which leads to the rear garden. The rear garden is particularly generous with a good sized patio, and is set to lawn with brick and tiled covered barbecue and entertaining area whilst the garden itself backs onto neighbouring fields with post and rail fencing and walled and fenced perimeters.

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.

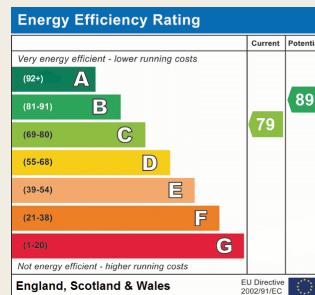
BUILDERS WARRANTY

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



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.



TENURE

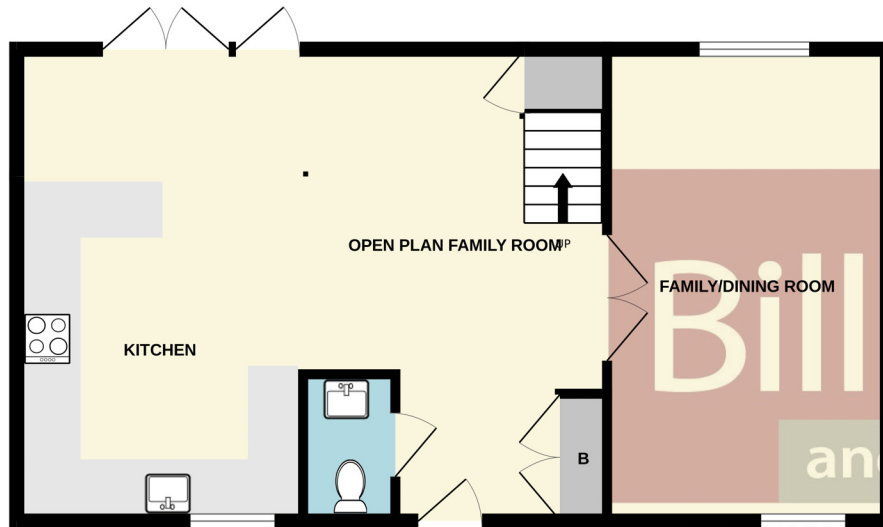
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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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