

Bill Tandy
and Company

DRAFT

Shrubberies, The Shrubbery, Elford, Tamworth,
Staffordshire, B79 9BX

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£675,000

Set well back off the road and enjoying a delightful setting within this charming village, Shrubberies is a very generously proportioned family home which takes full advantage of its plot. The accommodation is attractively presented throughout and has a superb array of accommodation with three reception rooms, a conservatory and three good bedrooms. The gardens are delightful and offer complete privacy to the rear and have been landscaped to take full advantage of the pleasant aspect. The frontage has a generous driveway which gives access to the double and single garages along with a car port. Elford village is always popular with buyers, providing a lovely environment to raise a family. Conveniently situated for Lichfield, Tamworth and Burton on Trent the village provides a lovely peaceful setting with riverside walks and the famous Walled Garden. Being sold with the benefit of no upward chain and the potential for an early completion, a viewing of this very fine home is strongly encouraged.



RECEPTION HALL

approached via an entrance door with sealed unit double glazed side screens and having feature wood laminate flooring, Dimplex electric heater, coving, stairs leading off with useful cupboard beneath and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., pedestal wash hand basin, co-ordinated ceramic wall tiling, obscure UPVC double glazed window and coving.

FAMILY SITTING ROOM

5.45m x 4.74m (17' 11" x 15' 7") a wonderfully bright room with central feature natural stone fireplace with inset living flame coal effect fire, two electric night storage heaters, UPVC double glazed sliding patio doors opening out to the rear garden, double glazed window to front, recessed downlighters, coving, two wall light points and glazed double doored entrance from the reception hall.

DINING ROOM

4.84m x 2.93m (15' 11" x 9' 7") again having a glazed double doored entrance from the reception hall and having feature laminate flooring, electric storage heater, coving, UPVC double glazed window to side and double glazed sliding patio doors opening to:

CONSERVATORY

4.49m x 3.14m (14' 9" x 10' 4") being UPVC double glazed on a brick base with dual aspect double French doors opening out to the garden, twin electric convector heaters and ceiling light with fan.

KITCHEN

3.18m x 3.08m (10' 5" x 10' 1") having ample work surface space with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl enamel sink unit with swan neck mixer tap, built-in electric oven and convection microwave, four ring electric hob with extractor hood, integrated dishwasher and fridge with matching fascias, corner store cupboards with carousel unit, electric storage heater, coving and archway through to:

UTILITY ROOM

having further work surface with base storage cupboards and drawers, space and plumbing for washing machine, basket storage drawers, pantry cupboard, co-ordinated ceramic wall tiling, UPVC double glazed door and window to outside and coving.



STUDY

3.29m x 2.23m (10' 10" x 7' 4") having UPVC double glazed window to side, electric night storage heater and coving.

FIRST FLOOR LANDING

approached via a return staircase with half landing with double glazed window to side and having coving, loft access hatch and built-in cupboard housing the pre-lagged hot water cylinder and linen shelving.

BEDROOM ONE

4.06m x 3.00m (13' 4" x 9' 10") having dual aspect UPVC double glazed windows, electric night storage heater, built-in wardrobe with bi-fold doors, coved cornice and bi-fold door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with Briston electric shower fitment, vanity unit with inset wash hand basin, W.C., co-ordinated wall tiling, electric shaver point, two wall light points, electric heated towel rail and built-in linen store cupboard.

BEDROOM TWO

6.30m x 3.40m max (2.30m min) (20' 8" x 11' 2" max 7'7" min) having fitted wardrobes, dual aspect UPVC double glazed windows to front and side, coving and electric night storage heater.

BEDROOM THREE

2.82m x 2.53m (9' 3" x 8' 4") having UPVC double glazed window to rear, coving and electric night storage heater.



FAMILY BATHROOM

having a suite comprising panelled bath with Briston electric shower fitment over and glazed shower screen, pedestal wash hand basin and close coupled W.C., electric heated towel rail, co-ordinated ceramic wall tiling, obscure UPVC double glazed window, downlighters and coving.

OUTSIDE

The property is set back off the road with a wide tarmac driveway leading to a double car port providing extensive parking and a lawned foregarden with established trees (with Preservation Orders) and gated side entrance to the rear garden. There is a large tarmac area to the front of the property which, whilst not within the Title of Shrubberies, nonetheless provides an extensive parking area for the exclusive of the owner of Shrubberies. The land was created by a repositioning of the access road which serves the new development to the rear. To the rear of the property is a superb private garden with shaped lawn, generous patio areas, a productive vegetable plot and greenhouse, side pergola. mature fenced and hedged perimeters, garden summerhouse and storage shed.

GARAGE ONE

5.40m x 5.20m (17' 9" x 17' 1") approached via an up and over entrance door and having light and power and door to garden.



GARAGE

5.20m x 3.22m (17' 1" x 10' 7") approached via an up and over entrance door and having door to garage one, light and power and door to rear store cupboard.

COUNCIL TAX

Band F.

FURTHER INFORMATION

Mains drainage, water, electricity connected. No gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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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