



Highfield House, Manor Lane, Harlaston, Tamworth,
Staffordshire, B79 9JS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Highfield House, Manor Lane, Harlaston, Tamworth, Staffordshire, B79 9JS

£700,000 Offers Over

Highfield House is a most stunning former farmhouse which has undergone substantial improvement, renovation and redesign to now provide a truly stunning property! The property offers a wealth of accommodation arranged over three floors. The property comprises an impressive gable end wooden canopy porch, reception hall with useful w.c., L-Shaped Sitting Room, further Lounge, Snug and open plan Dining Family Kitchen room set to the rear of the house. The property further offers up to six bedrooms with three bathrooms. Externally the property offers stunning countryside views set to the rear. With parking for numerous cars, garage and gardens. Manor Leys is an exclusive collection of just 14, three and four bedroom homes situated in beautiful Harlaston and built by Barwood Homes. The Village that enjoys fantastic city connections, but retains all of its traditional charm. This private development has been thoughtfully arranged around open green space to create an attractive new community where families can thrive. Comprehensive amenities are found nearby with the Cathedral City of Lichfield or Tamworth Town centre.



CANOPY PORCH

an open gable end canopy porch leads to the composite front entrance door which opens to:

IMPRESSIVE RECEPTION HALL

having Karndean floor, double glazed window to front, radiator, door to boiler cupboard and doors open to:

GROUND FLOOR W.C.

having an obscure double-glazed front window, Karndean floor, radiator, contemporary suite comprising vanity unit with inset sink and low flush W.C.

'L' SHAPED SITTING ROOM

having a range of windows to front and side elevations, two radiators, door to inner hallway whilst off leads to:

STUNNING DINING FAMILY KITCHEN

this stunning open plan space positioned to the rear of the property provides stunning views of the garden and countryside views beyond. The dining family area enjoys a door and range of double glazed windows providing feature views of the garden, Karndean flooring, radiators, wall mounted provision for TV, and off leads to KITCHEN AREA having stunning square bay window to rear with feature views of the garden, a range of contemporary handle less dove grey kitchen units which comprise base cupboards and drawers with quartz worktops, wall mounted storage cupboards, inset Rangemaster one and a half bowl stainless steel sink with swan neck mixer tap, having a Stoves range style cooker, Siemens American style fridge freezer, space for washing machine and Siemens integrated dishwasher. Door opens to:

SITTING ROOM

located off the dining kitchen this stunning sitting room provides French doors and windows opening to the rear garden, radiator, and square archway leads off to:

STUDY/SNUG

this ideal home office could be a further snug family room, with a double glazed front window and radiator.

INNER HALL

having stairs to first floor and under stairs store cupboard.



FIRST FLOOR LANDING

having double glazed windows to front, stairs to second floor and doors to further accommodation.

MASTER BEDROOM

having two double glazed rear windows with feature views, radiator and door to:

EN SUITE SHOWER ROOM

having an obscure double glazed front window, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C., shower cubicle with twin headed shower appliance and tiled surround and tiled floor.

BEDROOM TWO

One of the distinct features of the second bedroom is its stunning walk-in bay window with countryside views positioned to the rear overlooking the garden. Within the room is a range of double-glazed windows to the rear and side and radiator.

BEDROOM THREE

Having double glazed rear window with feature views to the rear, radiator.

FAMILY BATHROOM

having double glazed front window, two heated towel rails, and a modern suite comprising wall mounted wash hand basin, low flush W.C., bath with shower head attachment with tiled surround, tiled floor, spotlighting to ceiling and door to airing cupboard.



SECOND FLOOR LANDING

approached via stairs from the first floor landing and having skylight windows to front, radiator and doors to further accommodation.

BEDROOM FOUR

Having a double glazed side window, rear skylight window, radiator and loft access.

BEDROOM FIVE

having skylight window to rear and radiator.

STUDY/BEDROOM SIX

this highly versatile study or home office space could be used as an additional bedroom with double glazed rear window and radiator.

SHOWER ROOM

having an obscure double glazed front window, two chrome heated towel rails, modern suite comprising wall hung wash hand basin, low flush W.C., shower cubicle with twin headed shower appliance over and tiled surround, tiled floor and spotlighting to ceiling.



OUTSIDE

Located on a this small and select development, one of the distinct features of Highfield House is its superb outside space with stunning countryside view set to the rear. Parking is served via a block paved drive with side gates, further parking set to the rear leading to the rear appointed garage and gardens.

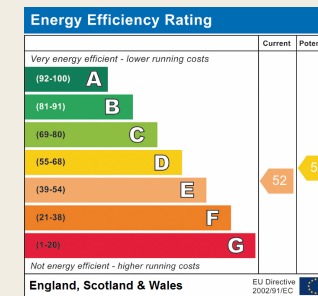
AGENTS NOTE/FEES

Please note there is management company that will look after any communal areas on this development and will be at a cost of £580 per plot annually. Details and specifications should be checked via your solicitor before legal commitment.

COUNCIL TAX BAND G

FURTHER INFORMATION/SUPPLIERS

We understand the property has Electric connected, LPG heating and mains water supply. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



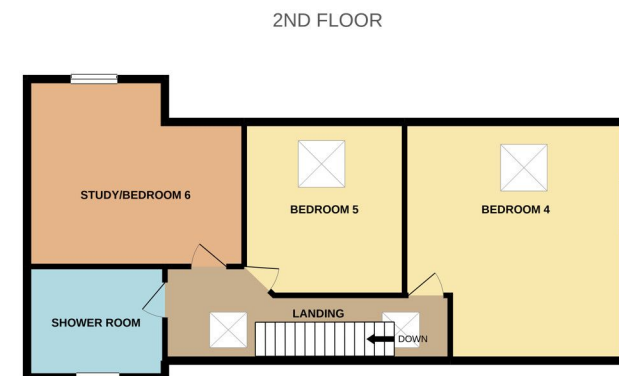
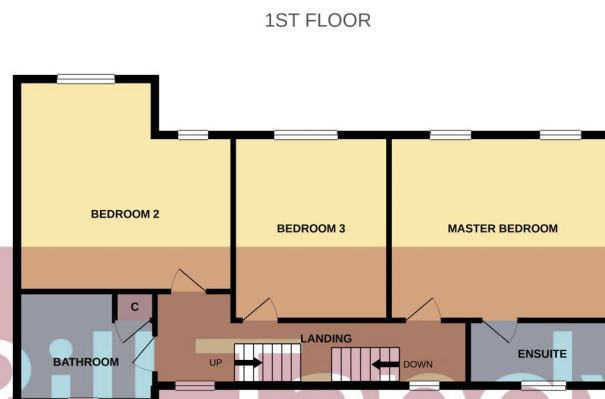
TENURE

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.



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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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