



Mole End, Elmhurst, Lichfield, Staffordshire, WS13 8EX

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## Mole End, Elmhurst, Lichfield, Staffordshire, WS13 8EX

# £500,000

This truly unique and individually built detached cottage was constructed in the early 20th century by the present owner. With the extensive garden plot which runs parallel to the access roadway and extending to perhaps some one acre in total, the property has a truly unique feel in this very individual setting. Lying close to the west coast mainline to the westerly boundary and otherwise surrounded by open fields, the property is perfect for those appreciating individuality and isolation. Despite that, the facilities afforded by Lichfield and Rugeley are within short driving distance and likewise the A38 and A515 provide excellent road links for commuting. With interesting scope and potential the property offers a unique opportunity and an early viewing would be strongly recommended.



### PORCH

having PVC composite entrance door opening to:

### RECEPTION HALL

having feature tiled flooring, stairs leading off with spindle balustrade and useful cupboard space beneath, radiator, coving and door to:

### FAMILY LOUNGE/DINING ROOM

5.28m x 3.54m (17' 4" x 11' 7") having dual aspect UPVC double glazed windows, two radiators, coving to ceiling and central fireplace with timber mantel and raised flagstone hearth on which stands a cast-iron stove effect electric fire.

### DINING KITCHEN

5.54m x 2.91m (18' 2" x 9' 7") having pre-formed work surface space with base storage cupboards and drawers, double drainer stainless steel sink unit with swan neck mixer tap, space and plumbing for dishwasher, space for electric cooker with splashback and extractor fan, a continuation of the ceramic tiled flooring, dual aspect UPVC double glazed windows, double radiator, low energy downlighters, walk-in pantry store cupboard with space for fridge and freezer and having light and power. Door to:

### UTILITY ROOM

having further work surface space, single drainer sink unit with mixer tap, space and plumbing for washing machine, tiled splashback, UPVC double glazed window and PVC composite door to rear porch.

### STUDY/BEDROOM THREE

2.95m x 2.25m (9' 8" x 7' 5") having UPVC double glazed window, radiator and coving.



### SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., obscure UPVC double glazed window, ceramic floor tiling, tiled splashbacks and radiator.

### FIRST FLOOR LANDING

having radiator, UPVC double glazed window to rear, access to loft space and central heating thermostat.

### BEDROOM ONE

3.92m max x 2.94m (12' 10" max x 9' 8") having dual aspect UPVC double glazed windows with countryside views, two double doored built-in wardrobes with overhead storage cupboards and double radiator.

### BEDROOM TWO

3.17m x 2.34m (10' 5" x 7' 8") having two double doored built-in wardrobes, double radiator, UPVC double glazed window to rear and door to useful under eaves storage area.



### BATHROOM

having a suite comprising panelled bath with mixer tap, close coupled W.C. and pedestal wash hand basin, co-ordinated ceramic wall tiling, radiator, light and shaver unit, UPVC double glazed window to rear and extractor fan.

### OUTSIDE

The property is approached off the private access roadway leading to the private driveway which is tarmaced and provides parking for several cars. There is a small lawned garden to the rear of the property which has fenced and hedged perimeters. The bulk of the garden extends beyond the garage running parallel to the roadway and extends for a couple of hundred metres with mature trees including specimen trees and fruit trees with hedged perimeters. Please note there are easements across the land for both water and gas.

### GARAGE

5.90m x 2.68m (19' 4" x 8' 10") approached via a roller shutter entrance door and having staircase rising to an eaves storage area. Double doors open to:



### WORKSHOP

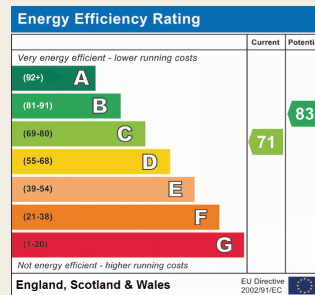
5.87m x 3.11m (19' 3" x 10' 2") having UPVC double glazed windows to front and side, PVC composite entrance door, electric storage heater, fluorescent light and power points and extensive work benches.

### COUNCIL TAX

Band C.

### FURTHER INFORMATION

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



### TENURE

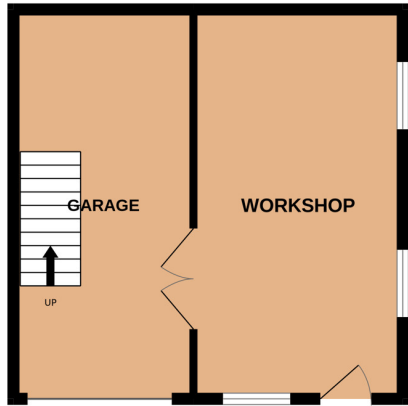
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

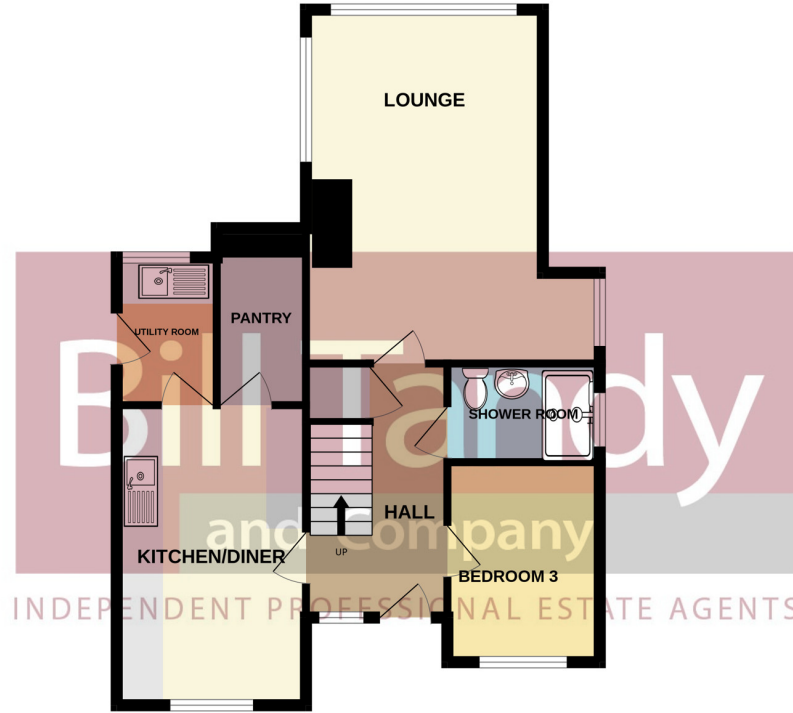
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

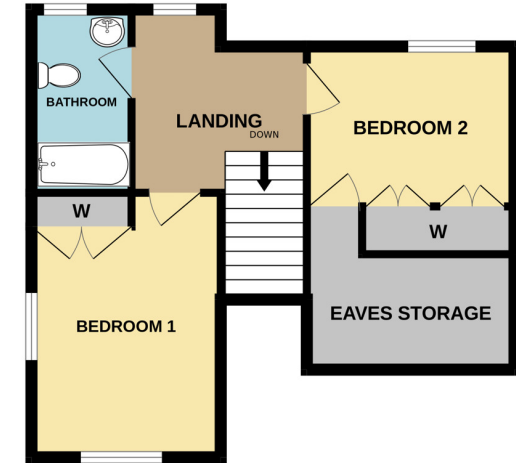
GARAGE



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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