



The Lodge, Plot 5 Lysways Lane, Hanch, Lichfield,
Staffordshire, Ws13 8HH

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£795,000

Forming part of the luxury development at Hanch, this stunning single storey barn conversion offers the best of all worlds, being very generously proportioned but also all on one level. The two front facing entrance doors open to independent reception areas, each with the beautiful Camaro herringbone flooring creating the most welcoming of entrances. The property has a huge family living room, together with an equally generous family dining kitchen which boasts integral Neff appliances along with quartz work tops and stylish fittings. In addition there is a useful utility room, similarly fitted to the kitchen, which incorporates a W.C. The three double bedrooms are all very well proportioned, together with the luxury family bathroom. Benefiting from efficient underfloor electric heating throughout and with some useful outbuildings including a four bay store and brick garden room, the property also has a fenced and lawned rear garden. Being one of just five properties on this highly regarded development, and the only one which is single store, an early viewing would be strongly recommended.



SPACIOUS RECEPTION HALL

approached via a PVC double glazed composite entrance door and having feature Camaro herringbone bold oak LVT flooring, Velux skylight flooding the area with natural light, loft access and double doored coats store cupboard.

FAMILY LIVING ROOM

5.49m x 4.61m (18' 0" x 15' 1") a very generous room with front and rear facing double glazed windows, low energy downlighters, underfloor heating with thermostat control and door to SECOND RECEPTION AREA again with the Camaro herringbone flooring and door to:

UTILITY/GUESTS CLOAKROOM

having quartz work top, base storage cupboard with stainless steel sink unit, space and plumbing for washing machine and tumble dryer, useful store cupboard, W.C. suite, low energy downlighters, extractor fan, Camaro herringbone flooring with underfloor heating with thermostat control.

STUNNING FAMILY DINING KITCHEN

7.90m x 4.03m (25' 11" x 13' 3") a superb sized room with the Kitchen Area having extensive white quartz work tops with attractive Navy coloured doored storage cupboards and drawers with feature brass knurled handles, integrated Neff appliances including double oven and grill, fridge, freezer and dishwasher, five ring ceramic hob with concealed extractor, stainless steel sink with swan neck mixer tap, Velux skylight, three double glazed windows overlooking the courtyard and two Velux skylights, feature Camaro herringbone flooring with underfloor heating with thermostat control, low energy downlighters, double glazed double French doors opening to the rear garden and double doored cupboard housing the Strom E boiler and hot water system with underfloor heating manifold.



BEDROOM ONE

4.66m x 4.35m (15' 3" x 14' 3") a huge bedroom with dual aspect double glazed windows and underfloor heating with thermostat control.

BEDROOM TWO

3.71m x 3.54m (12' 2" x 11' 7") having double glazed window and underfloor heating with thermostat control.

BEDROOM THREE

3.54m x 3.17m (11' 7" x 10' 5") another double bedroom having underfloor heating with thermostat control and double glazed window.

FAMILY BATHROOM

having panelled bath with mixer tap and thermostatic shower with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space, close coupled W.C., Camaro herringbone flooring with underfloor heating and thermostat control, low energy downlighters and extractor fan.



OUTSIDE

A four bay open covered store 10.00m x 2.80m overall (32' 10" x 9' 2" overall) provides good storage with tiled canopy and access to a further brick store room and parking for several cars. To the rear of the property is a good sized garden having post and fence rail fencing.

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.

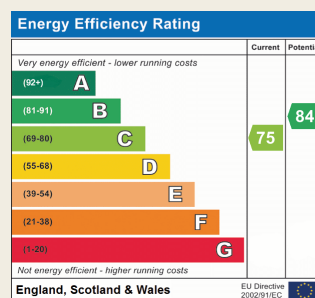
BUILDERS WARRANTY

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

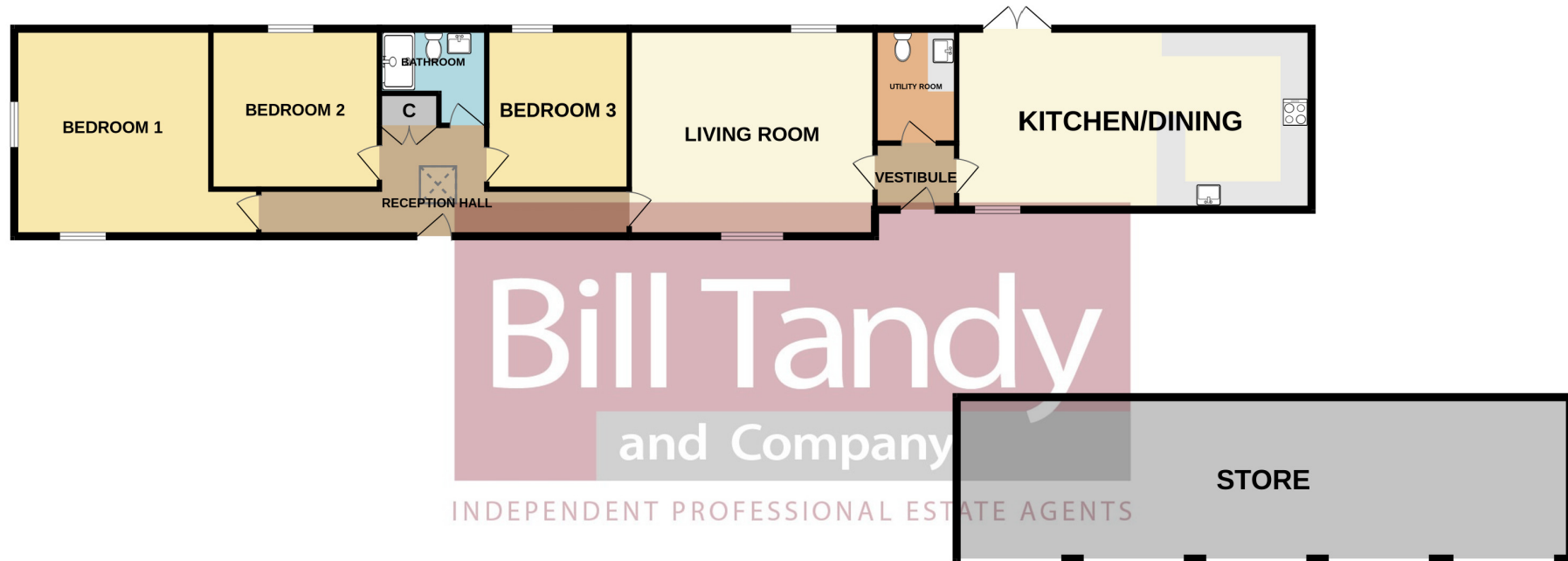
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



THE LODGE, PLOT 5, LYSWAYS LANE, HANCH WS13 8HH

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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