

Cartersfield Lane

Stonnall, Staffordshire, WS9 9EQ

John German





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Offers Over £600,000

An impressive extended detached cottage situated on a spacious 0.3 acre plot with open views to both the front and rear aspects set in a desirable village location.



Beautifully presented throughout, this character cottage presents a wonderful family home enjoying open views to the front and rear aspects and set on a spacious plot of approx. 0.3 acre. The desirable village of Stonnall has amenities including a village store, pubs and takeaways. It is ideally placed for access to Sutton Coldfield, Lichfield and Birmingham and nearby road links include the A34, A5 and M6 Toll Road. The Cathedral city of Lichfield has two train stations offering services to London Euston, Birmingham, Bromsgrove and many more. For local schooling the village is home to St. Peters COE Primary and there are a selection of secondary schools in the surrounding towns and villages.

Accommodation - An entrance porch gives access into the impressive living room having a beautiful brick-built inglenook fireplace housing a wood burning stove, three windows, recessed speakers and spotlights to the ceiling and a home cinema system with projector and screen. A step up leads to a raised snug area that could also be used as a dining area.

At the heart of the home is a stylishly appointed breakfast kitchen with an extensive range of grey base and wall units complemented by granite worktops and a selection of integrated appliances together with space a range cooker. There are triple aspect windows, recessed speakers and spotlights to the ceiling and ample space for dining furniture.

Also off the hall is a rear facing ground floor bedroom, currently being used a dressing room with a range of fitted wardrobes.

A modern family bathroom the luxury of under floor heating, black gloss half tiled walls, a freestanding roll top bath, low level WC, wash hand basin and recessed speaker and spotlights to the ceiling.

Completing the ground floor is a utility room with plumbing for both a washing machine and tumble dryer, dual aspect windows, a door to outside and a return door to the hall.

Ascend the stairs to the first floor passing a lovely arched window overlooking countryside. The impressive master bedroom enjoys rural views and has an air conditioning unit plus its own en suite with under floor heating, contemporary wall tiling, corner cubicle with mains shower, low level WC and a wash hand basin.

Bedroom two is a further good sized double bedroom with velux skylight while bedroom three is a single room that enjoys countryside views.

Outside the property is set behind a brick wall with wrought iron railings and approached via electrically operated gates that open onto the large block paved driveway providing parking for numerous vehicles.

The double garage was converted by the previous owners into a wonderful games room/'man cave' that boasts a speaker system, disco lighting, bar and DJ mixing area plus an air conditioning unit providing both hot and cold functions. Attached to the side of the garage is a garden store measuring 2.18m x 5.06m in addition to a separate WC and storage cupboard.

The property further benefits from a detached home office with air conditioning again with hot and cold functions along with a large window overlooking fields at the rear.

The spacious gardens comprise a stone paved patio area ideal for al fresco dining and entertaining together with a large lawned area. A gate leads to an additional extensive lawned garden area that adjoins fields.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Drainage is via a septic tank. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/19052022

Local Authority/Tax Band: Lichfield District Council / Tax Band E

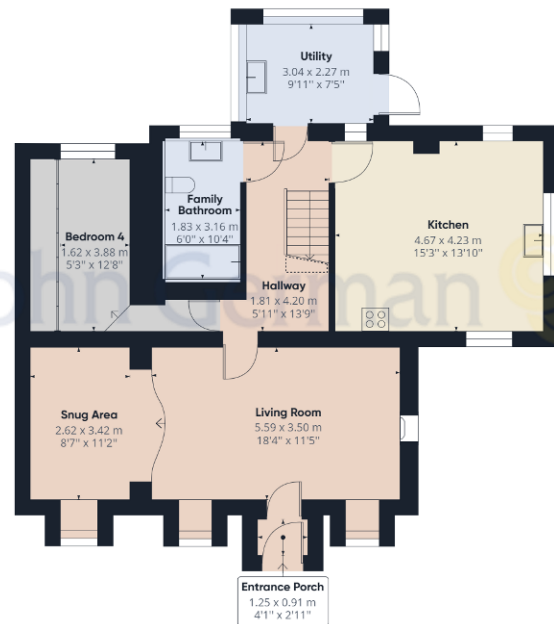




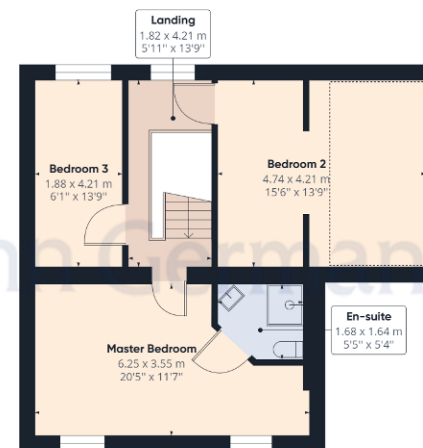








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

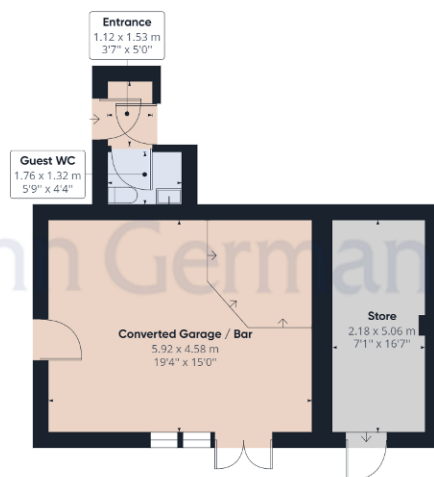
2091.30 ft²

194.29 m²

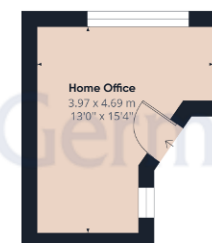
Reduced headroom

103.32 ft²

9.60 m²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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