

# Wood End Lane

Curborough, Lichfield, WS13 8ET

John   
German










# Wood End Lane

Curborough, Lichfield, WS13 8ET

£750,000



**A rare opportunity to acquire a traditional farmhouse which provides charming accommodation. Occupying an extensive plot including a spacious drive and yard, a range of agricultural buildings and sheds, an attractive garden plus a paddock extending to approximately 2.15 acres.**



The accommodation comprises reception hall with stairs rising to the first-floor landing and off which leads a sitting room which has a brick fireplace incorporating a cast log burner.

There is a very pleasant and spacious lounge that can also incorporate a dining area and has windows enjoying views of the garden.

Farmhouse style dining kitchen having a range of oak faced units with contrasting granite effect work surfaces and an inset 1.5 bowl sink and drainer. There is a brick fireplace with cast log burner, quarry tile floor and understairs cupboard.

First floor landing off which leads three bedrooms and a particularly spacious bathroom having a white suite comprising bath, separate shower, pedestal wash basin and low flush WC. There is attractive tiling to all wet areas and an airing cupboard.

The property stands back from the road beyond two gated entrances which lead to the property and also spacious parking areas. Directly from the house there is a utility room which is 5.4m x 3.36m and incorporates WC off and also giving access to a brick barn which is 13.6m x 3.9m and a further building off which is 13.6m x 10.6m.

To one side there is a very pleasant mature gardens with established borders and to the rear of the property lies a yard capable of parking numerous vehicles and also a range of agricultural sheds and buildings with potential for conversion or change of use, subject to planning permission. The main building is approx. 40m x 20m.

The property is situated in a semi-rural location with easy access to the cathedral city of Lichfield. It also benefits from good road network to north and south via the A38, M6 and M6 toll road. Also, Lichfield City railway station has an excellent service to Birmingham city centre, stopping at suburban holts and Lichfield Trent Valley provides direct access to London Euston.

#### Agents notes:

There is mains, water and electricity to the property.

There is no mains drainage or gas.

There is oil central heating.

Drainage is to a septic tank.

An HS2 spur is within close proximity and we advise all interested parties to visit the HS2 website.

Our clients are not selling all of the land in their ownership and a plan will be available of the total site area that is being offered for sale, under separate negotiation.

It will be the purchaser's responsibility to construct a stock proof fence to be approved by our clients within 28 days of completion to the boundaries of the field.

Wood Lane is subject to Lane widening works.

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

**Useful Websites:** [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk) [www.hs2.org.uk](http://www.hs2.org.uk)

**Our Ref:** JGA/30092022

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



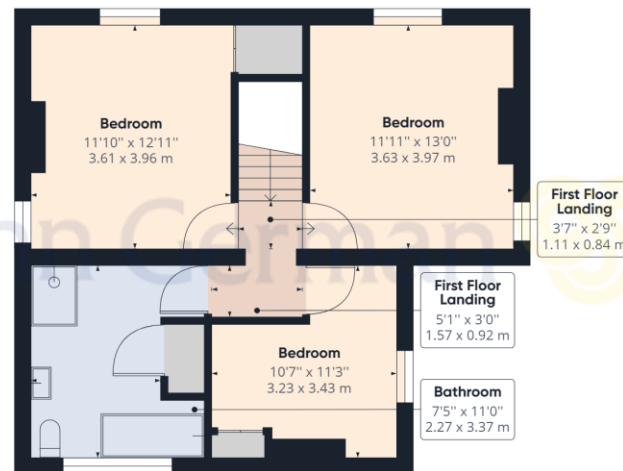






**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**  
 1222.38 ft<sup>2</sup>  
 113.56 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

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

GIRAFFE360





### 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             |         | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 42   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

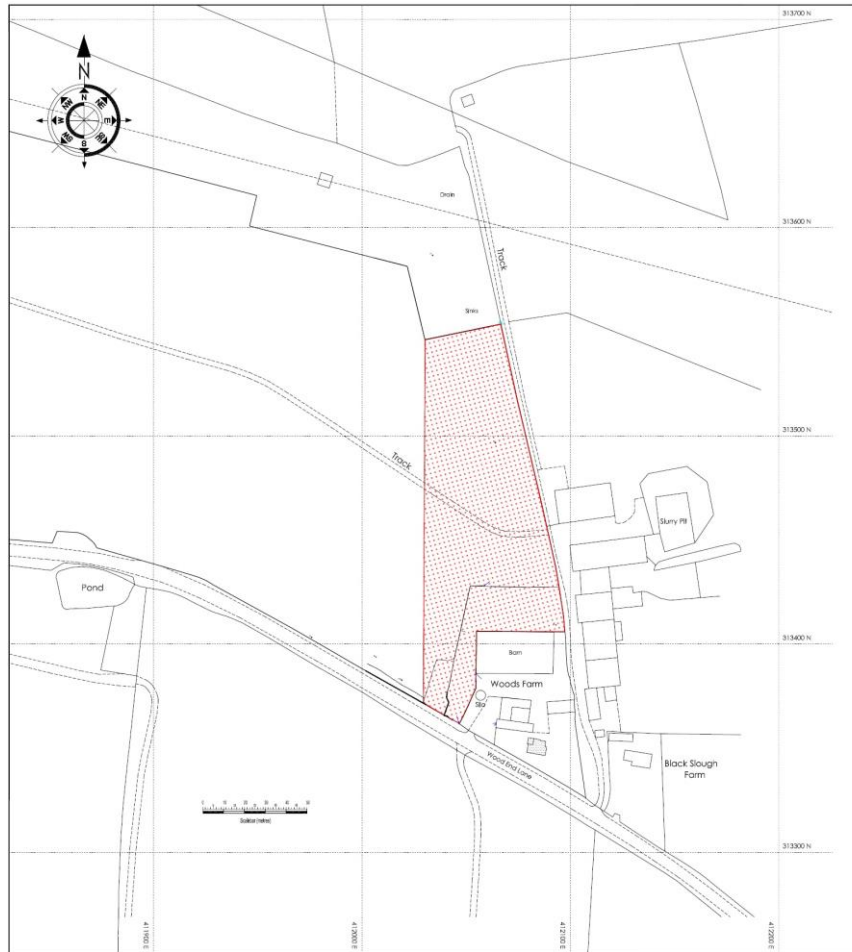
01543 419121

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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





**Survey Key:-**

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>BS Ball in Beacon</li> <li>BT BT Cover</li> <li>CB Telephone Control Box</li> <li>CH Coal Hole</li> <li>CD Underfloor Cover</li> <li>Conc Concrete</li> <li>EP Electricity Pole</li> <li>FT Tree (nearest to scale)</li> <li>FW Full Water Drain Cover</li> <li>GV Gas Valve</li> <li>GV Gas Cover</li> <li>IC Inspection Chamber Cover</li> <li>LB Letter Box</li> <li>LP Lamp Post</li> <li>MCD Manhole Cover (found)</li> <li>MH Manhole Cover (found)</li> <li>MHP Manhole Post</li> <li>RPB Rob Water Pipe</li> <li>WV Water Stop Valve</li> <li>SW Steam Water Drain Cover</li> <li>TCS Telephone Call Box</li> <li>TL Traffic Light</li> <li>TP Telephone Pole</li> <li>TV Cable TV Cover</li> <li>WMC Water Meter Cover</li> </ul> | <ul style="list-style-type: none"> <li>Survey Control Station</li> <li>Trial Pit</li> <li>Bornhole</li> <li>Water Level (with state measured)</li> <li>Spot Level</li> <li>Tree (nearest to scale)</li> </ul> |
|---|---|

**Line Types**

- Fence Line
- Specificity Transmission Line
- Hedge
- Rock Face
- Embankment Slope
- Contour Lines
- Gas Pipeline
- Water Pipeline

**Notes**

- Grid crosses are shown at 100 metre intervals
- Red edged area = 2.15 acres (0.87 hectares)

**Beacon Land Surveys**  
 The Lodge  
 Greenbough Road  
 Lichfield  
 Staffs. W5 1 3 7AU  
 Tel: 01543 417399  
 Mob: 07764 585084  
 office@beacon-lichfield.co.uk

Project: Mrs B.J. Baskerville  
 Woods Farm  
 Wood End Lane  
 Curborough, Lichfield

Drawing: Land Sale Boundaries Plan

Scale: 1:1000  
 Date: Nov 2022

Drawn / Sheet Size: mjs/A2  
 Drawing No: 21-137-22-04a

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*Some of these symbols may not appear on this drawing*

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