

# Shaw Lane

Hanch, Lichfield, WS13 8HJ

John   
German





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Hanch, Lichfield, WS13 8HJ

£650,000

An exciting opportunity to purchase this family home situated within the sought after location of Hanch, positioned just outside of the cathedral city of Lichfield.



The Elms is a well kept and beautifully presented detached family home, which has been well maintained and carefully cared for by its current owners for over 40 years along with vast improvements and modernisation throughout.

The property occupies a delightful corner position on Shaw Lane in Hanch, a small hamlet located on the outskirts of the Cathedral city of Lichfield. The property is also situated within close proximity of Lichfield Golf & Country Club with a range of activities including an 18 hole golf course and a selection of health, wellbeing and fitness activities. The cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters it is home to two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston. Nearby road links include the A38, A51 and M6 Toll and for local schooling it falls in the catchment area of St James Church of England Primary Academy in the nearby village of Longdon and the well-regarded Friary School for secondary education off Eastern Avenue in Lichfield.

The property comprises composite entrance door with glazed side panels opening into the welcoming hallway with doors off into the snug, kitchen and living room, and carpeted stairs with a beautiful oak staircase leading to the first floor landing.

The first of three reception rooms is the snug, a warm and welcoming room with log burning stove with brick surround, window to the side aspect, a bay window to the front aspect, wall light points and carpeted flooring.

The spacious living room has a bay window to the front aspect, window to the side aspect, wall light points, carpeted flooring and an archway leading into the dining room.

The dining room has French doors leading out to the front garden, carpeted flooring, loft hatch access and a door leading into the kitchen/diner.

The kitchen/diner is fitted with a matching range of wall and base units with laminate worksurfaces over, tiled splashbacks, space for a rangemaster style cooker, inset sink with mixer tap over, two rear facing windows, small pantry cupboard and a door leading into the garden room.

The garden room has tiled flooring, windows overlooking the rear garden, guest WC, storage cupboard, door out to the rear garden and a door leading into the garage.

Upstairs there are three bedrooms, two generous doubles and one smaller single bedroom. Servicing all three bedrooms is the recently re-fitted modern family shower room comprising fully tiled walls and ceiling, corner shower cubicle, chrome heated towel rail, low level WC, wash hand basin and two windows to the side aspect.

The property benefits from beautiful front and rear gardens, which have been landscaped and well kept by the current owners with an abundance of plants, trees, shrubs and flowers.

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

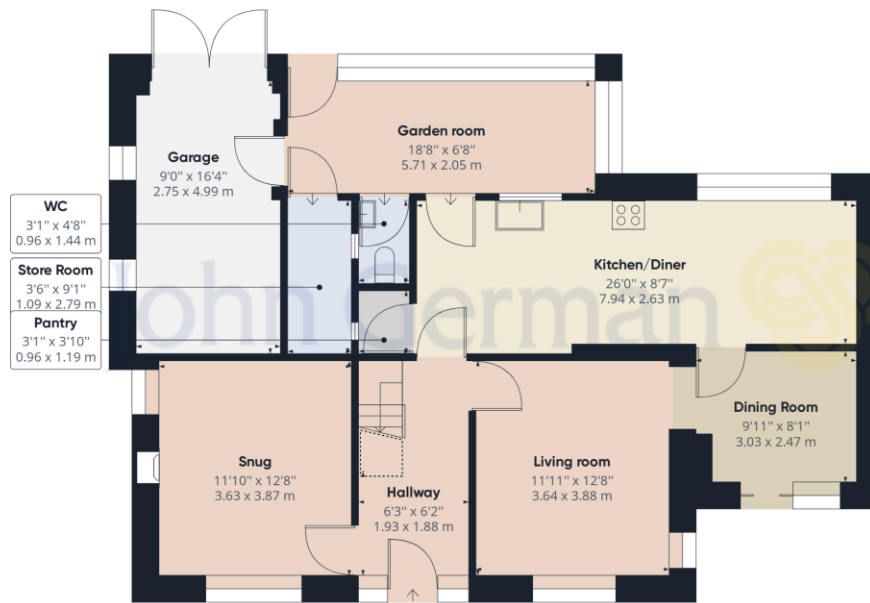
**Services:** Oil fired central heating. Mains water, septic tank drainage, and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20042023 **Local Authority/Tax Band:** Lichfield District Council / Tax Band F







Ground Floor

Approximate total area<sup>(1)</sup>

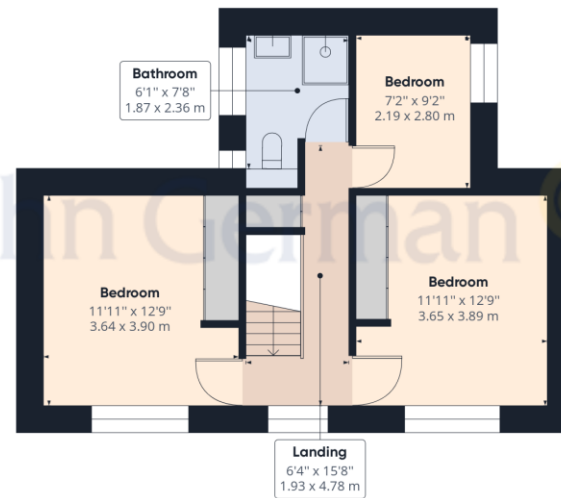
1545.93 ft<sup>2</sup>

143.62 m<sup>2</sup>

Reduced headroom


9.71 ft<sup>2</sup>

0.90 m<sup>2</sup>



Floor 1

(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.

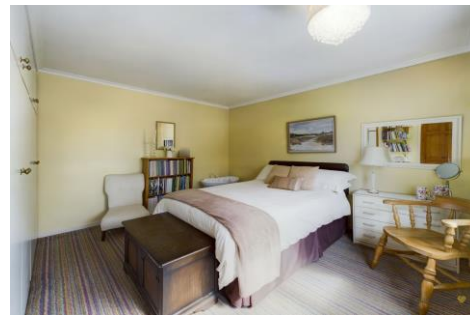
### Referral Fees

**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		91   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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