

Fisherwick Wood Lane

Fisherwick Wood, Lichfield, WS13 8QF

John 
German







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Guide Price £1,050,000

A charming and ultra character barn conversion of generous size and stylish appointment, successfully blending a beautiful old property with all modern conveniences and also having a superb, landscaped garden of approximately half an acre with open views to the rear.

Just one of four large barn conversions in a spacious and picturesque courtyard development that enjoys a wonderful semi-rural but none isolated position that is conveniently placed for nearby Whittington village and Lichfield city itself. Easy access is afforded to the A38, A5, M6 toll road and M42.

The property is approached via leafy green lanes and a long private drive and ample parking is provided at the front and within the courtyard.

A pretty front garden and cobbled path lead you to the front main entrance where in you enter a long a spacious reception hall with Karndean style flooring, fabulous oak framed double doors and glazing that allow views of the lounge and glimpses of the garden beyond.

Leading off the hall is a two piece fitted guest cloakroom and also leading off the hall is a superbly presented sitting room with focal point log burner stove, ceiling beams, timber finished floor and double doors to the garden.

The principal reception room is a spacious open plan family lounge with further fireplace and beams and a stunning double height vaulted ceiling in part with a bespoke spiral stair leading to the first floor.

Also within the family lounge is a fitted log burner in the feature fireplace and a splendid double height arched window that has double doors set within, leading to the rear garden.

For dining, there is a choice to be made between a separate formal dining room or eating more informally in the breakfast kitchen.

The heart of the home is nowadays the kitchen and here it is no exception, there is a full range of quality oak units, granite worktops and centre island. Fittings include an aga range, additional electric cooker and hob, dishwasher and Belfast sink. There is access to a garden room that opens out from the kitchen where access to and views of the rear garden can be enjoyed and there is also a utility zone within this room. On the first floor when approached from the spiral stair, there is a balconied study landing with stunning revealed truss and beam details, through light from front and rear windows, bespoke shelving and storage and access in turn to a further landing that serves three of the four bedrooms.

There is also access to a useful loft storage facility.

All four bedrooms are of generous size and enjoy vaulted ceilings with exposed truss and rafter details. The largest of the bedrooms has arched framed windows to the front. The master bedroom has a luxury en suite shower room with white and chrome fittings and the family bathroom has been refitted to offer a stylish white and chrome fitted suite to include walk in shower unit, corner bath, wash hand basin and low level WC with bespoke storage cabinets.

Outside

Three car garage barn with two sets of double doors and electric, light, power and water supply.

Under arch carport.

Ample parking spaces within the communally owned courtyard.

We understand the overall plot size is approximately 0.48 of an acre and offers a very pretty and privately enclosed front garden with cobbled pathway, ornamental well, Victorian standard lamp, shaped lawn and perennial/shrubbery borders.

The rear garden enjoys a high degree of privacy and overlooks farmland with a meandering brook forming the rear boundary. Main areas are lawned and there is a large patio and terrace that runs the full length of the barn with a wealth of shrubbery and perennial stocked borders leading off, together with a variety of ornamental trees, an open sided chalet for alfresco entertaining, Victorian standard lamp lighting and a brick built garden folly.

Agents note: Shared private driveway and courtyard owned by the management company with an equitable contribution for repairs.

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

Services: Oil fired central heating. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Private drainage for the four courtyard properties. Service charge currently £840 per annum payable to a jointly owned management company.

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

Our Ref: JGA/03072023

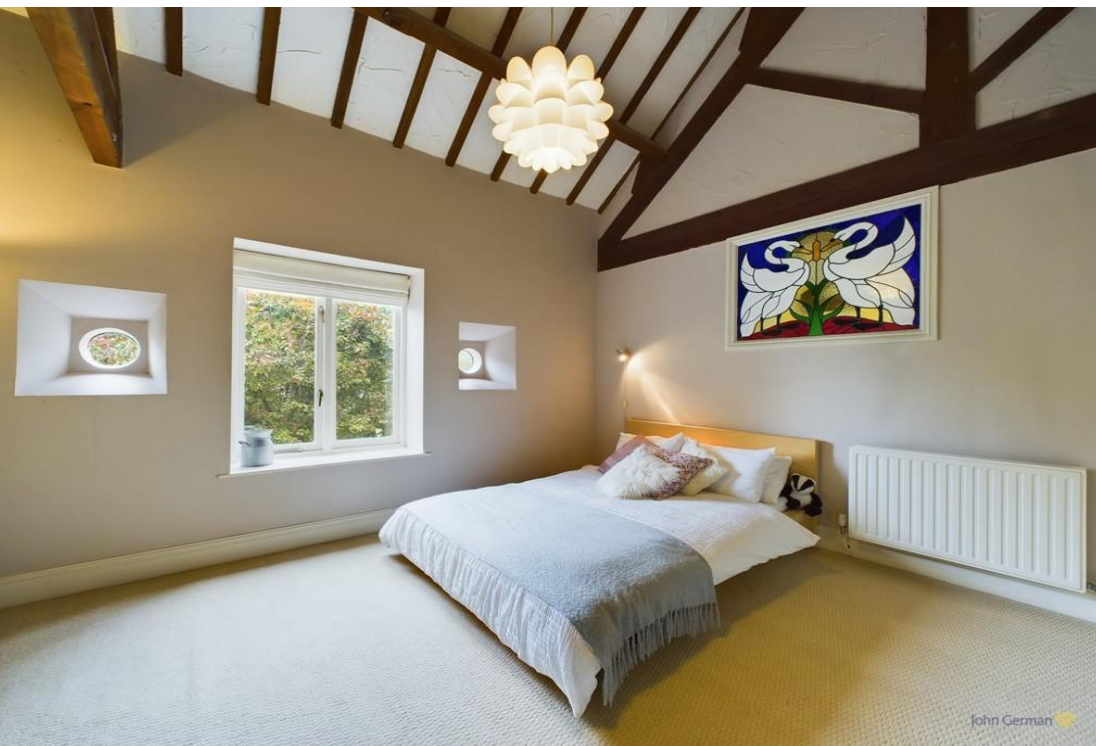
Local Authority/Tax Band: Lichfield District Council / Tax Band G

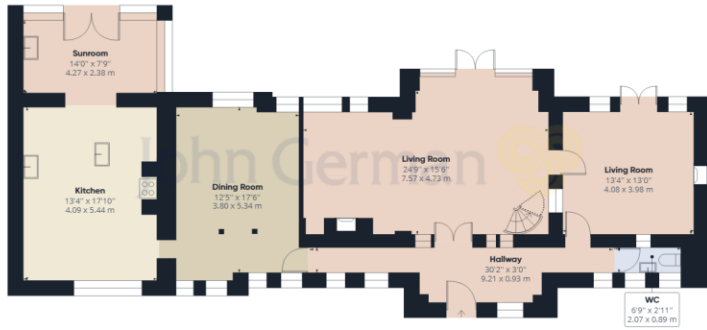




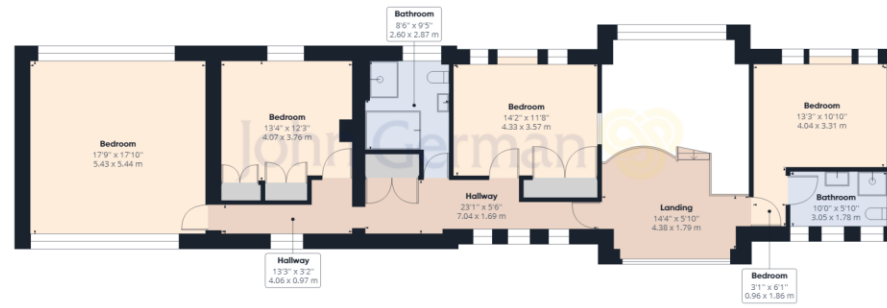




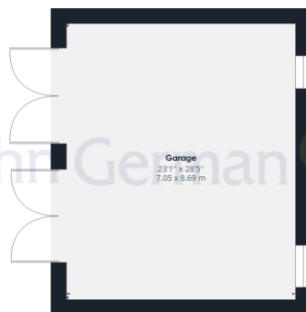




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3278.95 ft²

304.62 m²

Reduced headroom

9.57 ft²

0.89 m²

(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		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



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