

# Watling Street

Lichfield, WS14 0DL

John   
German






# Watling Street

Lichfield, WS14 0DL

Offers In Region Of £550,000



An excellent opportunity to acquire a traditional detached house requiring extensive refurbishment. Situated directly off the A5 & occupying a semi rural location. The plot, grounds & outbuildings extend to approximately 6.4 acres including 3 traditional barns in addition to a spacious detached barn.

## ACCOMMODATION

There is a side entrance and off which leads a cloakroom with WC and wash basin. The breakfast room with lobby leads to a utility and to the main kitchen area. There are steps down to the cellar. There is a further lobby with large walk in store and direct access to the stable. The lounge has a cast fireplace and stairs rising to the first floor landing, and a dining room with Inglenook fireplace.

On the first floor, there are four spacious double bedrooms and a shower room having a shower, WC and pedestal wash basin.

The property is approached via gated a gated entrance to the garden area which has a spacious ornamental pond and side access to the stable adjoining the house and two further stables. The fields have the benefit of a spacious, relatively modern detached barn. The whole site extends to approximately 6.4 acres.

The property is situated directly off the A5 and extremely convenient for commuters being within 2 minutes' drive of both the M6 toll and A51. The cathedral city of Lichfield has a wide range of amenities and the considerable benefit of the cross city line serving Birmingham and other suburban holts, in addition to Trent Valley which gives direct access into London Euston.

### Agents notes:

1. The land registry title document does reveal various rights, charges, wayleaves and covenants. A copy of the Title and Registry are available from our office upon request. One of the covenants reveals the property should be used only for private use, agriculture and to keep horses without the permission of the previous owner. We advise all serious interested parties to take legal advice.
2. There is no mains gas to the property.
3. There is mains water and electricity.
4. There is no mains drainage and foul drainage is to a private system. We are unaware of the exact type of private drainage system, however, we expect it is most likely a septic tank or cesspit. It is very likely it will not comply to the latest Environment Agency regulations and a buyer should consider the cost and implications of installing a new system.
5. Heating is via oil fired central heating system and we cannot confirm it is in working order.
6. There are ovens in the property which appear to be linked to gas bottles and again, we can't confirm that these are in working order.
7. Some of the outbuildings are linked to neighbouring buildings.
8. We cannot confirm whether there is asbestos in the house or outbuildings or the existence of spray foam in the loft.
9. The property has been drained down.

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

**Services:** No mains drainage or gas. 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](http://www.gov.uk/government/organisations/environment-agency)

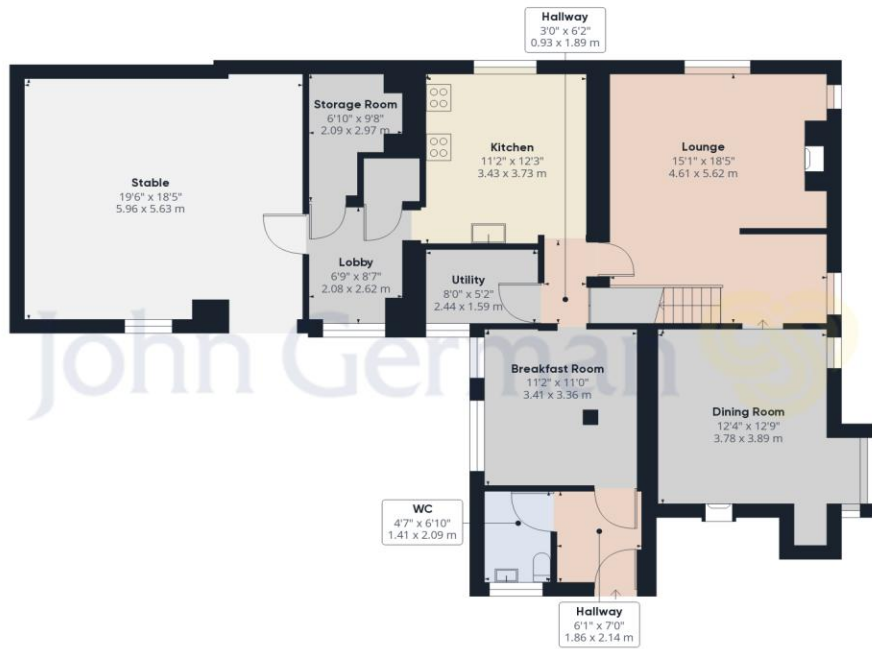
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/21122023

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







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
2695.87 ft<sup>2</sup>  
250.45 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

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.

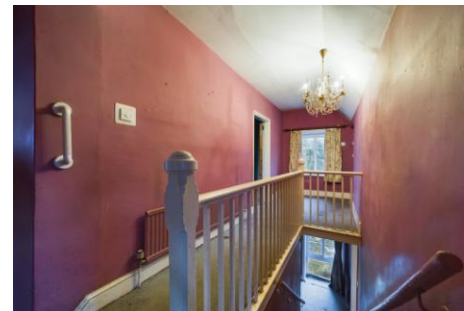
## Referral Fees

**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		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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



