

# Tewnals Lane

Elmhurst, Lichfield, WS13 8HE

John   
German





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Guide Price £480,000

An individually built traditional detached bungalow with exciting potential to extend (STPP) standing in 0.49 acre gardens that adjoin farmland.

**NO UPWARD CHAIN**



A rare opportunity to purchase a standalone detached bungalow built around the early 1960's and sitting well back from the roadside within an established plot of almost half an acre that offers a good degree of privacy and very generous parking areas. The property is well planned and very well presented throughout, offering obvious potential to update and extend. It is double glazed throughout and has oil fired central heating with a modern, recently replaced boiler.

The main mahogany entrance leads you into a generously sized reception hall off which lead all principal rooms within the property. A feature of the bungalow is a polished oak block floor extending to the hall and lounge. There is open plan access from the hall into the triple aspect lounge with large picture windows overlooking the garden and a focal point slate built open fireplace.

The excellent sized open plan dining/living kitchen has a fully tiled floor, an oil fired Aga range cooker, built in worktops and storage and a sink unit. Leading off the kitchen is a rear entrance hall/boot room that has ample space for a fridge and freezer, washing machine, oil fired boiler and coats and cloaks.

The bungalow has three excellent sized double bedrooms all having the benefit of large windows and natural light, all enjoying pleasant garden views.

The family sized bathroom is pure 1970's nostalgia with an ocean blue suite to include a corner bath with shower, low level WC, vanity unit wash hand basin, floor to ceiling formica wall surfaces, full height built in storage cupboard and a feature glass door.

Outside - Detached brick built single garage with double doors, side pedestrian door, electric light and power points. Extensive driveway parking stretches from the garage to the driveway entrance.

The overall plot size is 0.49 acres or so and has hedged boundaries that adjoin open farmland on three sides. The main areas are lawned with an established range of shrubbery and perennial borders and a mixture of evergreen and deciduous trees.

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

**Property construction:** Brick **Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private drainage to a cesspit

**Heating:** Oil fired (no mains gas)

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** None

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

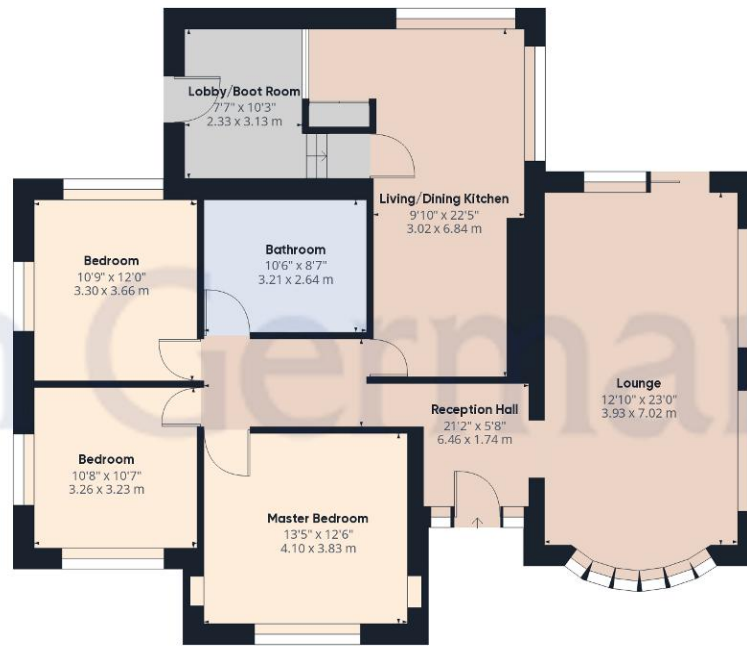
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13052024

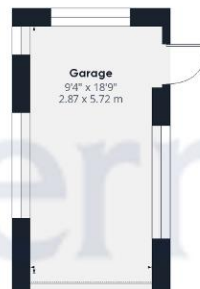
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Ground Floor Building 1



Ground Floor Building 2

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

1510.55 ft<sup>2</sup>

140.33 m<sup>2</sup>

(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.

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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		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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