

Peggs Lane

Elford, Tamworth, B79 9DR

John
German





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Offers in Excess of £495,000

A stunning barn conversion situated within the desirable village of Elford that has been fully renovated to a high standard.



John German are delighted to offer to the market this simply stunning, single storey barn conversion spanning over 1,100 square feet and is situated in a delightful rural position between the popular villages of Elford and Harlaston.

Kestrel Barn has been renovated in the last year with works including all new windows and doors, new kitchen and new luxury en-suite bathroom. The barn offers the perfect blend of historic charm and contemporary styling to create this spectacular family home. This property will appeal to a range of buyers from young professionals, to downsizers given its low maintenance garden, accommodation all on one floor and the high specification internal condition making it a great lock-up-and-leave.

Internally the property comprises of arched entrance doors opening into the impressive open plan kitchen/diner with vaulted ceilings, exposed timber beams and three skylight. It has a stunning newly fitted kitchen with a range of matching wall and base units with quartz worktops over, space for a range style cooker, space for a freestanding fridge/freezer, various integrated appliances and a separate island unit. There are two windows to the front aspect, various wall and ceiling light points, tile effect flooring and a door leading into the useful utility room.

Also off the kitchen is the generously sized living room that has an electric feature fireplace (available by separate negotiation), carpeted flooring, exposed timber beams to the ceiling, four windows to the front aspect and two ceiling light points.

From the rear hallway there is access to the courtyard area, the two double bedrooms and the modern family shower room.

The master bedroom has windows to the side and rear aspect, with the rear window having superb countryside views, a generous range of fitted bedroom furniture, exposed beams to the ceiling and two ceiling light points. It has the benefit of its own recently refitted luxury en suite shower room.

The second bedroom again offers generous space with fitted wardrobe space and offers the potential to be utilised as a home office/study or further reception room.

Outside to the front of the property is an attractive low maintenance south facing courtyard style garden with garden shed (available by separate negotiation) and a variety of different plants and shrubs. There is allocated parking for two vehicles. To the rear of the property is a lawned garden enjoying an open rural aspect.

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

Property construction: **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Treatment plant shared with surrounding barns

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

Broadband type: Fibre

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

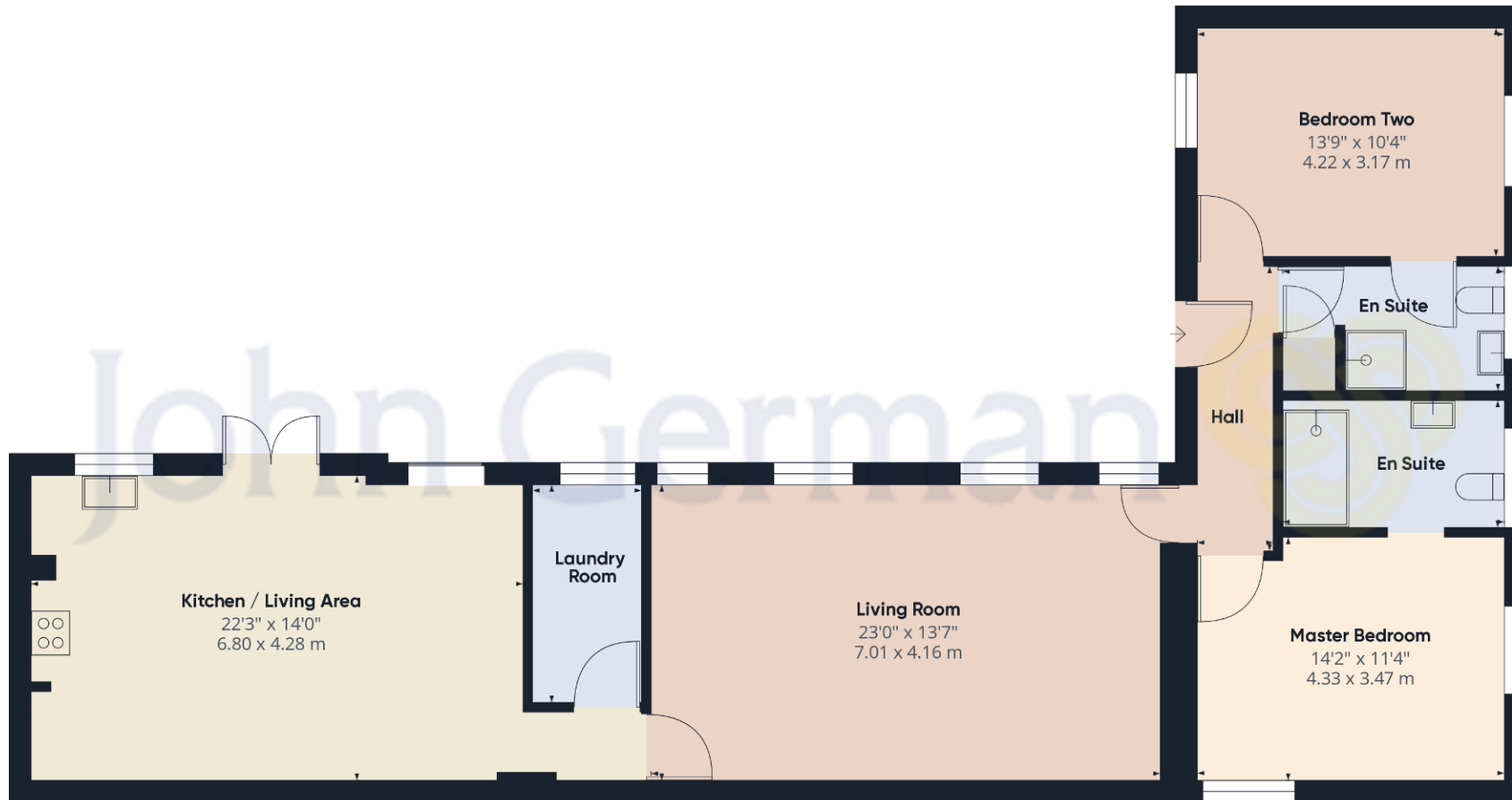
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18062024

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Approximate total area⁽¹⁾
1156.48 ft²
107.44 m²

(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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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