

# Barley Croft

Whittington, Lichfield, WS14 9LY

John German





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£375,000

An extended detached family home located in a quiet cul-de-sac in the popular village of Whittington.



John German are delighted to offer to the market with no upward chain this three bedroom detached family home situated on Barley Croft in the ever desirable village of Whittington. The Popular village of Whittington has always been a sought-after village, semi-rural but very conveniently placed all the same for nearby Lichfield and Tamworth. The village still retains amenities including a Co-op store and other retailers, two village pubs, primary schooling, a village hall and St. Giles Church. For local schooling this property falls into the catchment area for Whittington Primary and Nursery School situated on Common Lane in Whittington and for secondary education its King Edward VI School in Lichfield. The nearby cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 toll road.

Internally the property comprises porch entrance leading into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into living room, kitchen and an opening leading into the downstairs WC. The living room has a uPVC double glazed bay window to the front aspect, both ceiling and wall light points, carpeted flooring and an arched opening leading into the dining room which has carpeted flooring and glazed sliding doors opening into the lean-to conservatory. From the conservatory, there are sliding doors leading into the garden and sliding doors opening into the extended kitchen/diner fitted with a range of matching wall and base units with laminate worksurfaces over, two uPVC double glazed windows to the rear aspect, two ceiling light points and a door leading back in to the hallway.

Upstairs there are three well proportioned bedrooms all of which benefit from some fitted wardrobe space. There are two doubles and one smaller single which would also be ideal as a home office. All bedrooms are serviced by the generously sized family bathroom comprising corner bath, low level WC, wash hand basin and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property, the home sits on a generously sized plot with a large lawned front garden offering fantastic scope to create more parking which would be ideal for a caravan or motorhome. There is a block-paved driveway providing off-road parking for two/three vehicles along with access into the integral garage with up and over door. A side gate provides access into the useful workshop area and access into the enclosed rear garden with patio seating area, lawned garden and well stocked borders with a variety of plants, trees and shrubs.

**Agents note:** Probate has been applied for but not yet granted.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband type:** 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 D

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

**Our Ref:** JGA/05112024

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Ground Floor

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

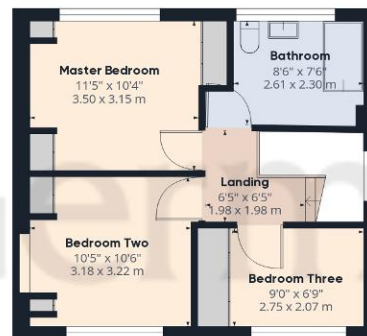
1213.53 ft<sup>2</sup>

112.74 m<sup>2</sup>

**Reduced headroom**

4.91 ft<sup>2</sup>

0.46 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

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**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.

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