

Church Lane

Edingale, Tamworth, B79 9JD

John German 



John German 



Church Lane

Edingale, Tamworth, B79 9JD

Offers Over £395,000

Occupying a choice position at the heart of the village and opposite the picturesque Holy Trinity Church is this spacious detached family home in need of updating but offering superb potential.

Positioned at the end of this very pleasant cul de sac with views of Holy Trinity Church, this freehold detached house offers much potential for improvement and extension (STPP). Nearly all rooms are above average size including three double bedrooms and the property is oil fired centrally heated throughout.

Edingale is a lovely quiet semi rural village yet within an easy driving distance to Tamworth, Lichfield and Burton including access to the A38.

The front main entrance and storm canopy lead you into the excellent sized reception hall off which are a two piece fitted guest's cloakroom, useful cloaks storage cupboard and the staircase to the first floor. Also off the hall is a superb sized front facing lounge with wide window overlooking the garden and Holy Trinity church together with a traditional style fireplace surround and provision for an electric fire. The dining room connects directly to the lounge and is a further spacious room with patio doors giving access to the private rear garden.

Also enjoying rear garden views is the breakfast kitchen which has a range of oak fronted base and wall units with worktops, splash back tiling, inset sink unit, double built in oven, hob, extractor hood and dishwasher plus ample room for a table and chairs.

Leading off the kitchen is a utility room with a fitted base unit and sink, shelving units, plumbing for an automatic washing machine and rear door to the garden.

The first floor landing with an airing cupboard gives access to the three double bedrooms and bathroom and also has a large side window. The master bedroom enjoys a front facing aspect and also has an extensive range of built in wardrobes and dressing table. Bedroom two is a rear garden facing room and has a double wardrobe recess, units that include and built in wash hand basin, and a small en suite shower/WC. Bedroom three is a front facing double bedroom with views of the Church and Vicarage.

The family bathroom is of comfortable size and has a rear facing full width window and a white suite comprising corner bath, low level WC and wash hand basin.

Outside a single garage has an up and over door, electric light and power points and an oil fired central heating boiler. A wide storm canopy lies to the front of the garage. Driveway parking for or three cars with potential to enlarge if required. A neat lawned front garden has established shrubs and trees. A gated side entrance storage area leads to the privately hedged and screened rear garden with full width patio area, substantially sized lawn and a range of mature shrubs and trees along with further patio/seating areas in the upper garden area.

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: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Oil

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

Broadband type: Not currently connected

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

Our Ref: JGA/19112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

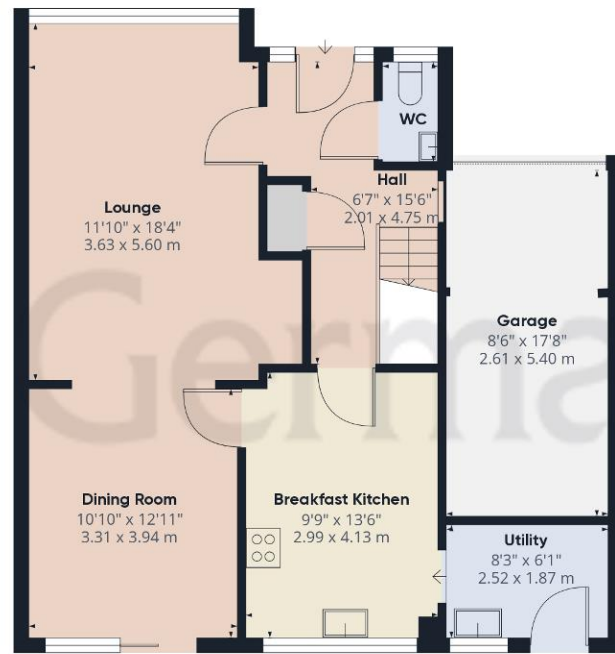


John German

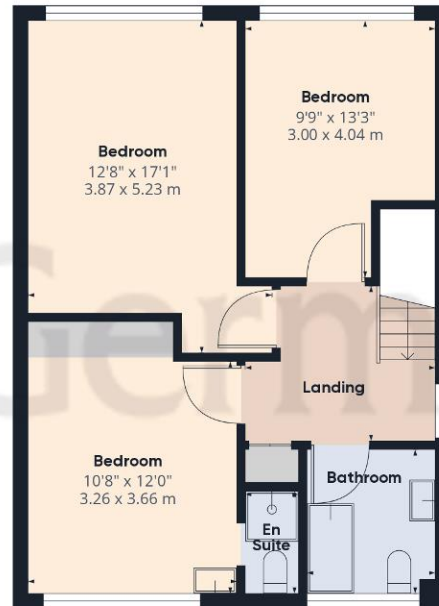


John German





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404.27 ft²

130.46 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.

Calculations are based on RICS IPMS 3C standard.

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.

AWAITING EPC MEDIA



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



