



Connells

Barley Croft
Lichfield



Property Description

A very rare opportunity to acquire a tremendously well priced traditional family home nestled in the heart of one of Staffordshire's most desirable villages. This semi-detached home in Barley Croft, Whittington, comes to the market with a raft of opportunity to modernise to your own high standard and possibly even extend (STPP). The picturesque village of Whittington is always incredibly sought after and it's no wonder as to why, with scenic surrounding countryside, very easy access to Lichfield and other surrounding areas and the Birmingham and Fazeley canal just a short distance away. The accommodation is set across two floors, with an entrance hall, lounge with ample dining area, and a kitchen all to the ground floor, whilst to the first floor are the three spacious bedrooms and main bathroom. A plentiful driveway and garage to fore and a wonderful rear garden with a generous lawn and mature foliage make up the property's exterior. This particular property really does tick just about every box and for those happy to renovate a home this offers something for everyone, so we must advise booking in a viewing at your earliest convenience. This spacious residence occupies a sought after and prominent location within the very heart of delightful unspoilt Whittington village and its full range of facilities including Co-operative Supermarket, 2 great village pubs, Chinese take away, cricket club, livery stables, St. Giles Parish Church & Whittington Primary School.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Lounge & Dining Room

24' 1" x 10' 7" (7.34m x 3.23m)

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

First Floor Landing

Master Bedroom

11' x 10' 9" (3.35m x 3.28m)

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Three

9' 3" x 6' 11" (2.82m x 2.11m)

Family Bathroom

8' 5" x 7' 7" (2.57m x 2.31m)

Integral Garage

15' 9" x 8' 5" (4.80m x 2.57m)

Driveway

Good Size Mature Rear Garden

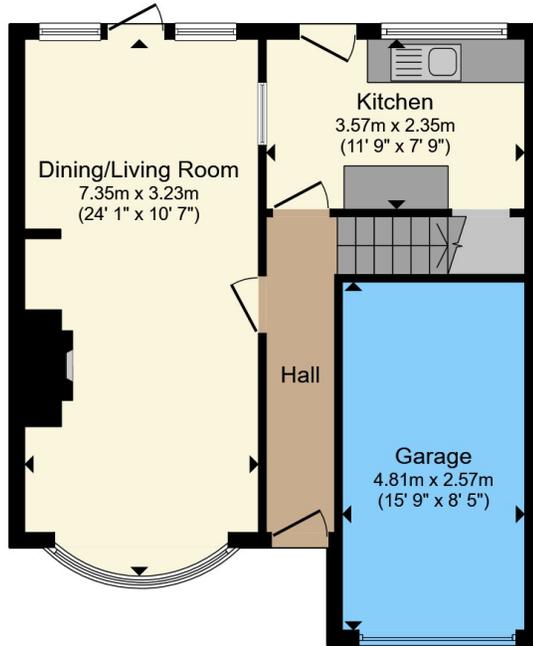
Cul De Sac Location

No Onward Chain

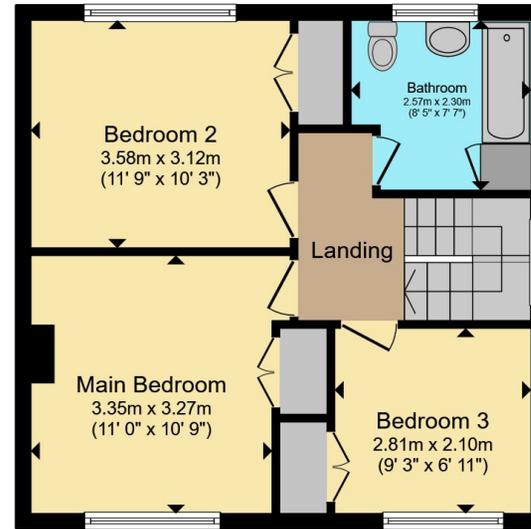








Ground Floor



First Floor

Total floor area 98.5 m² (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312022



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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