



The Oaks, Shaw Lane, Lichfield

Staffordshire WS13 8HW

Downes & Daughters
ESTATE AGENCY

The Oaks, Shaw Lane, Lichfield
Staffordshire WS13 8HW
£575,000

A three bedroom single storey barn conversion in a rural position between Kings Bromley and Lichfield. Occupying an impressive plot of one third of an acre.

Set amid the most delightfully presented gardens The Oaks offers flexible family accommodation on just one level. The internal accommodation comprises hallway, living/dining room, kitchen diner, study, utility, cloakroom and three bedrooms and two bathrooms.

Viewing is essential to appreciate the property on offer and the unique nature of the 'live work' space.

GROUND FLOOR

Rear Hallway

Accessed via a timber stable door with double glazed panels and having a tiled floor, ceiling light point burglar alarm control pad loft access and doors to:

Study

Double glazed window to the rear aspect, tiled floor, ceiling light point, telephone point and a central heating radiator.

Utility

Having a selection of wall and floor units with a roll top worksurface incorporating a single bowl sink and drainer unit and space for a washing machine or a tumble dryer. Tiled splashbacks and floor, ceiling light point, central heating radiator and door to:

Cloakroom

A low level flush wc and a wall mounted hand basin with tiled splashbacks. Tiled floor, ceiling light point and an extractor fan.

Kitchen Diner

A delightful barn style kitchen with vaulted ceilings, exposed beams and exposed brick chimney breast. The kitchen area has a selection of wall and floor units with a roll top worksurface incorporating a one and a half bowl sink and drainer unit and space for dishwasher, American style fridge freezer and range cooker. There are two double glazed windows to the rear aspect, tiled floor, central heating radiator, two ceiling light points and door to:

Living Room





A room of substantial dimensions with a bright triple aspect with feature double glazed windows on three sides and french doors opening to the rear garden. There is an impressive exposed brick inglenook fireplace with multi fuel stove and oak lintel, exposed beams, wall and ceiling light points, TV aerial point, four central heating radiators and door to:

Entrance Hallway

Accessed via a timber front door and having a central heating radiator and ceiling and wall light points.

Inner Hallway

Further feature windows to the rear aspect, wall light points, central heating radiator and doors opening to:

Bathroom

Having a suite comprising a panelled bath, corner shower cubicle, low level flush wc and a pedestal wash basin. There is an opaque double glazed window to the front aspect, tiled floor, partially tiled walls, two ceiling light points, central heating radiator and a large airing cupboard.

Bedroom Two

Double glazed window to the front aspect, central heating radiator and a ceiling light point.

Bedroom One

A double aspect room with double glazed windows to both the front and side aspects, central heating radiator, ceiling light point and door to:

En Suite

Having a shower cubicle, pedestal wash basin and a low level flush wc. Tiled walls and floor, ceiling light point, extractor fan and a central heating radiator.

Bedroom Three

Another double aspect with double glazed windows to both side aspects, ceiling light point and a central heating radiator.

OUTSIDE

Fore

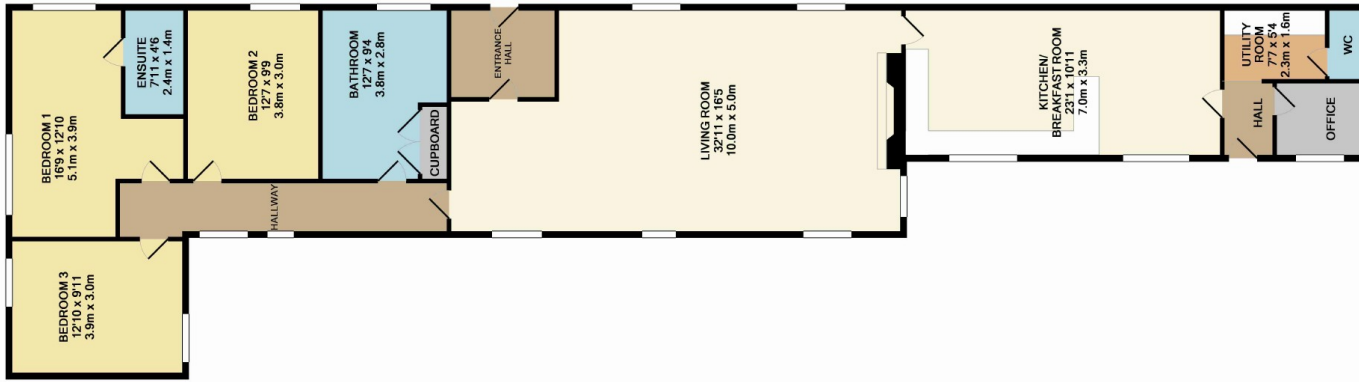
A delightful garden sitting behind a timber gated entrance with an impressive block paved driveway surrounded by neat lawns, manicured hedging and orchard, shrubs and flowering plants. The driveway leads up to an extensive parking area with timber storage sheds gated access to the rear and access to the separate parking and storage area.

Rear

Another beautifully presented garden which is mainly laid to lawn with herbaceous borders and flower beds well stocked with a wide variety of trees and shrubs. Patio seating areas, fenced boundaries, ornamental pond, lighting and cold water tap.

Storage & Additional Parking Area

A useful separate storage or parking area ideal for leisure or hobby pursuit making an attractive addition to this property.



TOTAL APPROX. FLOOR AREA 1585 SQ. FT. (145.4 SQ.M.)
 Whilst every effort has been made to ensure the accuracy of the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The purchaser should verify the measurements and any other details shown on the floor plan and any other documents provided with the property. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
 Agree with Waterprotec2016



EPC Rating
 Current: 61 Potential: 74

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