

Back Lane

Whittington, Lichfield, WS14 9NH

John German



Back Lane

Whittington, Lichfield, Staffordshire, WS14 9NH

A comprehensively and stylishly renovated throughout detached spacious bungalow incorporating high specification details throughout and located in the favoured village of Whittington, approx. 3 miles from Lichfield.

Elegantly Spacious Reception Hall, Stylish Lounge, Luxury Contemporary Breakfast Kitchen, Three Double Bedrooms, High Specification Bathroom and En Suite, Double Garage and Substantial Drive, Home Office/Studio, South Facing Gardens

NO UPWARD CHAIN

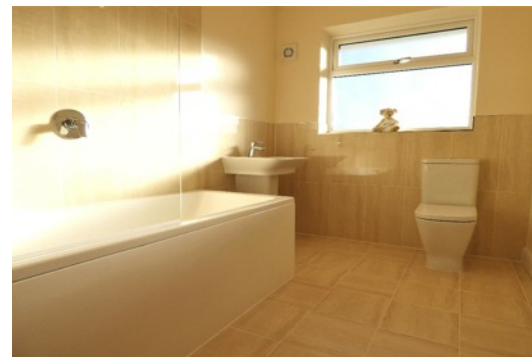
Within a close walking distance of the village centre and its many amenities, this superior detached bungalow provides a rare purchasing opportunity to acquire a fully renovated, substantially sized bungalow with well considered design features and a high standard of specification throughout. Works have included a new roof, re-wiring, new central heating, new kitchen and quality Roca bathroom suites. Extensive re-landscaping of the gardens has also been completed which includes an excellent home office/studio providing versatile use.

Location

Whittington village offers a range of local shops, a choice of traditional village pubs, primary school and secondary school bus services operating to King Edwards school in Lichfield. Whittington Golf Club is nearby and local services include excellent commuter rail services operating into Birmingham from the city station and intercity services to London Euston available from Lichfield Trent Valley station. The nearby A38, M6 Toll road and A5 trunk roads provide access to the Midland motorway network and business centres.

Accommodation

Elegantly spacious Reception Hall approached via uPVC double glazed front door with windows either side, double cloaks/storage cupboard, two radiators, power points, three ceiling light points, loft access point and door to **stylish Lounge** with uPVC double glazed window to front, radiator, ceiling light point, two TV aerial points, telephone point, power points, modern living flame gas fire with marble surround and hearth. **Luxury contemporary Breakfast Kitchen** having an extensive range of wall, base and drawer units with granite work surfaces and matching splash backs, power points, sink and drainer unit with mixer tap, integrated Bosch dishwasher, Neff stainless steel oven with matching Neff five ring gas hob and extractor hood over with stainless steel splash back, Zanussi integrated fridge/freezer. Washing machine and tumble dryer enclosures with matching door fronts, spotlighting, two uPVC double glazed windows to rear, two radiators, uPVC double glazed French doors with windows either side to the rear patio and ceramic tiled flooring.



Master Bedroom One having uPVC double glazed window to side, radiator, ceiling light point, smoke alarm, power points, telephone point, TV aerial point and door to **luxury En Suite** with a quality Roca suite comprising double walk in shower cubicle, pedestal wash hand basin, rimless low level w.c, tiled splash backs, chrome heated towel rail, ceramic tiled flooring, spotlighting and extractor fan.

Bedroom Two with a uPVC double glazed window to side, radiator, ceiling light point, TV aerial point and power points. **Bedroom Three** having a uPVC double glazed window to rear, radiator, ceiling light point, TV aerial point and power points. The **luxury Family Bathroom** has a modern white Roca suite comprising panelled bath with shower over and screen, pedestal wash hand basin, rimless low level w.c, limestone tiled splash backs, extractor fan, uPVC double glazed window to rear, spotlighting, chrome towel rail and ceramic tiled flooring.

Outside

To the front there is a large gravelled driveway capable of parking numerous vehicles, outside lighting, lawned and bordered fore garden with side gates to each side.

There is wheelchair access to the rear garden.

Double Garage with insulated electric up and over door, power and lighting, cold water tap, separate alarm system to main property.

To the rear there is a large paved and gravelled patio area with outside lighting and cold water tap with steps leading down to main garden which is mainly laid to lawn with borders with various shrubs and fruit trees. Giving access to a further block paved and blue slate patio area. The rear garden is south facing.

Detached Home Office/Studio located at the rear of the property accessed via a uPVC double glazed door, with uPVC double glazed windows to rear and side, electric heater, power and lighting.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Lichfield District Council

Useful Websites

www.environment-agency.gov.uk/maps
www.lichfielddc.gov.uk

JGA/090117 JGB/100117

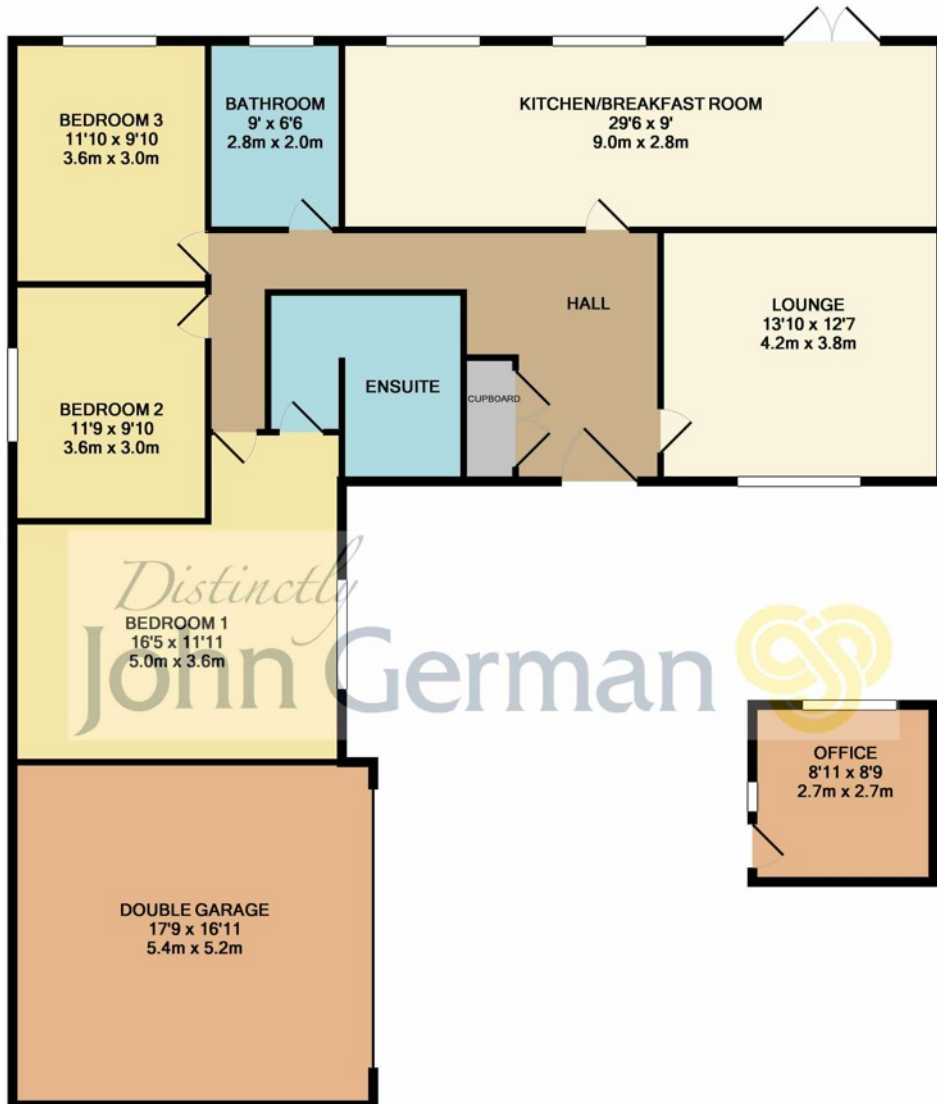
(DRAFT - Awaiting approval, may be subject to amendment)

MA/KLT/Lich



Guide Price

£485,000



TOTAL APPROX. FLOOR AREA 1599 SQ.FT. (148.5 SQ.M.)

Floor Plan Clause

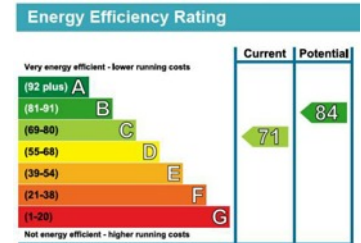
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

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 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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



John German

29 Bore Street, Lichfield
Staffordshire WS13 6LZ

01543 419121

lichfield@JohnGerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent