

# Cow Hill Lane

Lichfield, Staffordshire, WS13 8FX

John  
German









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£450,000

Hillside Cottage is a beautifully presented character family home, situated within a popular rural location with surrounding countryside views.





Hillside Cottage in Fradley is situated off Cow Hill Lane which in turn is off Long Lane to the north end of the village which is ideally positioned for nearby countryside walks and easy access into the neighbouring village of Alrewas. The village of Fradley offers a wide range of local amenities including Fradley Canal side Cafe where you can watch the narrow boats as it is the junction of the Trent and Mersey, and Coventry canals. Alternatively, Fradley is home so its own Go – Karting circuit, providing a fun day out for all. The village amenities include a Co-Operative Supermarket, Post Office, Village Hall and Church, and St. Stephens Primary School. For secondary school, this property falls within the catchment area of the Friary High School in the nearby Cathedral City of Lichfield and for commuters, Fradley is conveniently positioned for access onto the A38 which leads onto the M6 and national motorway network.

The property is situated off the private Cow Hill Lane in Fradley and offers off-road parking to the front for two vehicles and a beautifully kept front garden with lawned area, feature patio and stoned area, which makes perfect for entertaining. To the side of the property, there is a log store with shed, and to the rear there is a small paved seating area with open surrounding countryside views.

The entrance door leads into the inviting snug area with fantastic character features including solid oak beams to the ceiling, fireplace with log burner, carpeted flooring and uPVC double glazed window to the front aspect. From the snug, a door leads into the living room having a stable door and window to the rear overlooking surrounding fields, fireplace with log burner, exposed oak beams to the ceiling and carpeted flooring. The inner hallway has a useful under stairs storage cupboard with stairs rising to the first floor and doors off to the kitchen and utility room. To the left of the hallway there is the utility room, having a range of wall and base units with space and plumbing for a washer-dryer and sink, a door leads to the garden and another to the guest cloakroom which comprises of a low level WC, wash hand basin and window to the side aspect.

Completing the ground floor is the beautifully appointed dining kitchen, having French doors leading out to the garden, a window to the side aspect, vaulted ceilings with exposed beams, tiled flooring and a wonderful modern kitchen, offering an extensive range of wall and base units finished with Quartz worktops, integrated appliances including Electrolux dishwasher, Range Master Cooker with extractor over and a white ceramic double butler sink with tap over.

Stairs rise to the first floor landing, with doors off into the bedrooms and family bathroom. The master bedroom is a light and spacious bedroom, having dual aspect windows to the side and rear with views over the surrounding countryside, as well as its own en-suite shower room comprising of a fully tiled shower cubicle with mains shower, carpeted flooring, low level wc, sink and radiator. The second bedroom is again a well proportioned double bedroom with a rear facing window with fantastic views, and bedroom three is a fair sized single room with a window to the front aspect which could easily be used as a wonderful home office / study if required. Finally, the family bathroom comprises of a bath with shower attachment, shower cubicle, low level wc, sink, spotlights to the ceiling and a Velux skylight.

Boiler was last serviced in 2019 \*The property is situated on a private road\* \*Drainage is to a shared septic tank\*

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

**Services:** Mains water, electricity and oil are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/04122020

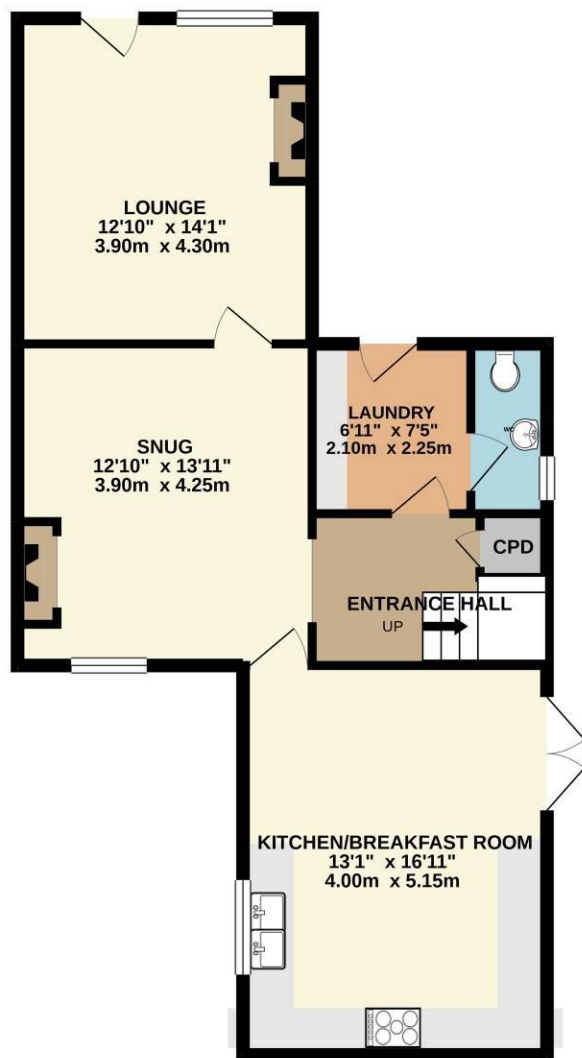
**Local Authority/Tax Band:** Lichfield District Council / Tax Band TBC



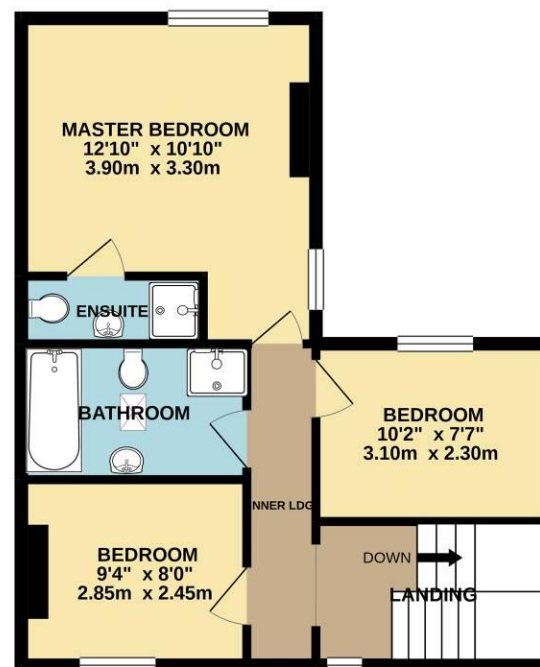




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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