

128 LICHFIELD ROAD
SANDHILLS
WALSALL
WS9 9PF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This remarkable property harmonises refined interiors with thoughtfully designed outdoor spaces, creating a home that is as inviting as it is impressive.

Accommodation:

Enclosed porch
Reception Hallway
TV room with integral Bio Ethanol fire.
Open plan Kitchen having central Island with integrated cooker hob and induction fan, integrated appliances, under cabinet lighting, beautiful work surfaces and exquisite colour palette
Breakfast/ family dining area with bifold doors opening onto the rear garden patio
Second entrance porch allowing access to the breakfast and family dining area
Guest WC with integral shower room
Open plan staircase leading to first floor

First floor:

First floor landing with window
Principal bedroom with built-in wardrobes and having private access to bathroom
Second bedroom overlooking the front of the property
Bathroom with twin basins and separate shower
Staircase to second floor

Second floor:

Second floor landing
Bedroom number Three having built in closet, overlooking the front of the property
Bedroom number Four overlooking the rear garden

Cinema/Music/Wine storage room

Gardens and Grounds:

Gravel driveway
Tandem garage with access to rear garden, having wash basin and cupboard unit
Rear garden patio ideal for entertaining and alfresco dining
Steps up from patio leading to Pergola housing hot-tub/ jacuzzi
Step up leading from patio to beautiful garden lawn
Path leading all the way to the end of the garden
Matures trees , evergreens, and two apple trees (one eater and the one cooker)
Fencing and hedge ways for privacy and security
Screening wall separating a small intimate area for seating in the garden
Garden kitchen and barbeque area
Potting Shed
Fencing with allowance to the stunning fields and lands beyond

EPC Rating: D

Approximate total floor area: 2339 Sq. Ft or 217 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated on the Lichfield Road this property is on the outskirts of Lichfield. The location is convenient for the benefits of nearby amenities including a good selection of schools, transport links but also the countryside walks in the immediate vicinity of the property and Lichfield, only a few miles away.

The cathedral city of Lichfield provides a fine array of restaurants, shops and general amenities and worthy of a note is the highly regarded Lichfield Cathedral School. Lichfield is well placed for transport with two railway stations Lichfield Trent Valley and Lichfield City providing regular trains to London and Birmingham. Travel times to London are approximate 1 hour 20 minutes. Also, convenient for the regional road network with the A38, M6 Toll (T5) with access to the M6.

Description of Property

Upon entry, the reception hallway sets the tone with a sense of grandeur, flowing seamlessly into the TV room with integral Bio Ethanol fire, perfect for intimate family gatherings. The heart of the home is the stunning open-plan kitchen, complete with a central island incorporating an integrated hob and induction fan, premium appliances, under-cabinet lighting, and exquisite work surfaces. The kitchen's refined colour palette enhances its contemporary design, making it a space of true sophistication.

The breakfast and family dining area offers a relaxed atmosphere, framed by expansive bifold doors that open directly onto the rear garden patio, effortlessly extending the living space outdoors. A second entrance porch provides convenient access, while a guest WC with integral shower room, completes the ground floor accommodation.

Ascending to the first floor, the landing is naturally illuminated by a feature window. The principal bedroom is a serene retreat, fitted with built-in wardrobes and enjoying private access to a luxurious bathroom, complete with twin basins and a separate shower. A well-proportioned second bedroom overlooks the front aspect, while a stylish family bathroom serves the floor. The second floor presents two further bedrooms: a front-facing third bedroom with a built-in closet, and a fourth bedroom enjoying views over the rear garden.

A Cinema/ Music/ Wine storage room enhances the accommodation that the property offers.

Gardens and Grounds

The gardens and grounds are equally impressive, approached via a gravel driveway leading to a tandem garage, complete with a wash basin, cupboard unit, and direct access to the rear garden. The garden itself is a sanctuary for outdoor living and entertaining, beginning with a generous patio ideal for alfresco

dining. Steps rise to a pergola housing a hot tub/jacuzzi (by separate negotiation), while further steps reveal a beautifully kept lawn bordered by mature trees, evergreens and two apple trees, one eater apples and the other cooker apples. Fencing and hedge ways ensure privacy. A meandering path leads to the far end of the garden, where a charming potting shed is perfectly positioned for quiet retreat. Further highlights include a screened seating area offering intimacy and seclusion, a fully equipped garden kitchen and barbecue area, and fencing that frames open views across the stunning fields and countryside beyond.

This distinguished residence offers an exceptional blend of character, elegance, and modern sophistication, thoughtfully designed to provide a home of both comfort and style. From its inviting enclosed porch to its beautifully landscaped grounds, every detail has been carefully curated to create a property that is as functional as it is impressive.

Distances

Lichfield 2 miles
Tamworth 10 miles
Sutton Coldfield 9 miles
Birmingham 16 miles
Birmingham International/NEC 21 miles
M6 Toll (T5) 3 miles

(Distances approximate)

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Directions from Aston Knowles

From the A5 Muckley Corner take the A461 Walsall Road towards Walsall and continue onto the Lichfield Road.

Terms

Tenure: Freehold
Local Authority: Walsall Council
Tax Band: D
Average area Broadband speed: 500 Mbs Full Fibre available

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield, 0121 362 7878.

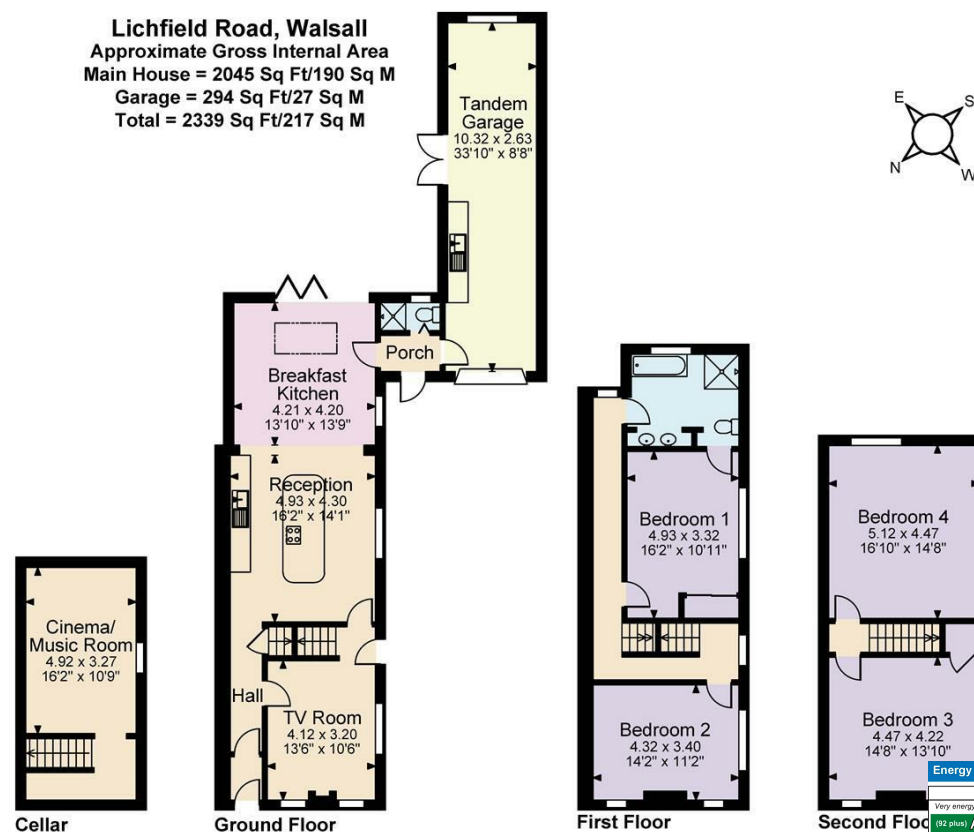




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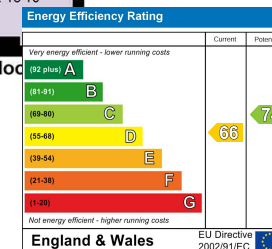
Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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