

Offers Over £325,000

Jayman
www.jayman.co.uk

Estate Agents



Farm Cottages

Packington, Lichfield, WS14 9PU

Farm Cottages, Packington, Lichfield WS14 9PU

Jayman are pleased to market this three bedroom semi detached cottage near Lichfield.

The property is full of character and modern amenities. With parking for multiple cars, garden and pleasant views of surrounding fields. It is a great opportunity to acquire a cottage style property in a rural location. Packington is located to the south of Whittington, within easy reach of both Lichfield and Tamworth and is surrounded by countryside on all sides. It also falls within the King Edward's catchment area.

Viewing really is essential to appreciate the charming nature of this home and its future potential. This property has no chain and must be viewed!

Farm Cottage

With oil central heating and double glazing the property offers the following accommodation;

Entrance hall 6'9" x 3'11" (2.08 x 1.20)

Entrance hall with coat hooks and space for shoes.

Lounge/Diner 15'6" x 11'8" (4.73 x 3.57)

Great sized lounge with open feature fireplace and windows. Door to the kitchen and stairs leading to the first floor.

Breakfast kitchen 10'8" x 12'0" (3.27 x 3.66)

Brand new fitted kitchen with a range of storage cupboards, space for cooker, washing machine, dishwasher, and for for fridge/freezer, door to lean to storage room and garden.

Outhouse/conservatory 11'10" x 5'10" (3.63 x 1.80)

Lean too style conservatory / outhouse with door to rear garden.

First floor

Stairs from the lounge lead to the first floor landing with doors leading to

Bedroom 2 12'6" x 8'4" short 9'7" long (3.83 x 2.56 short 2.93 long)

Double bedroom with window to rear.

Bedroom 3 12'7" x 8'7" (3.85 x 2.64)

Double bedroom with window to fore.

Bathroom 6'8" x 7'11" (2.04 x 2.43)

With suite comprising of bath, double walk in shower cubicle, wash hand basin and wc.

Second floor

With a cupboard under the stairs

Bedroom 1 15'11" x 11'5" long 7'1" short (4.86 x 3.50 long 2.17 short)

Spacious double bedroom with windows to side.

Outside

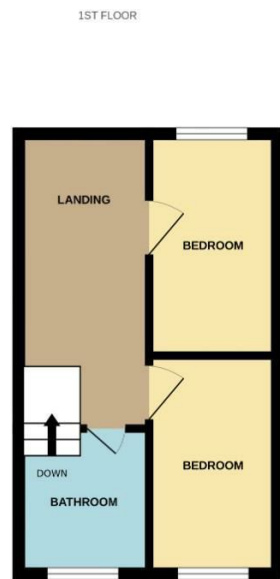
Large parking area for multiple vehicles.

Garden

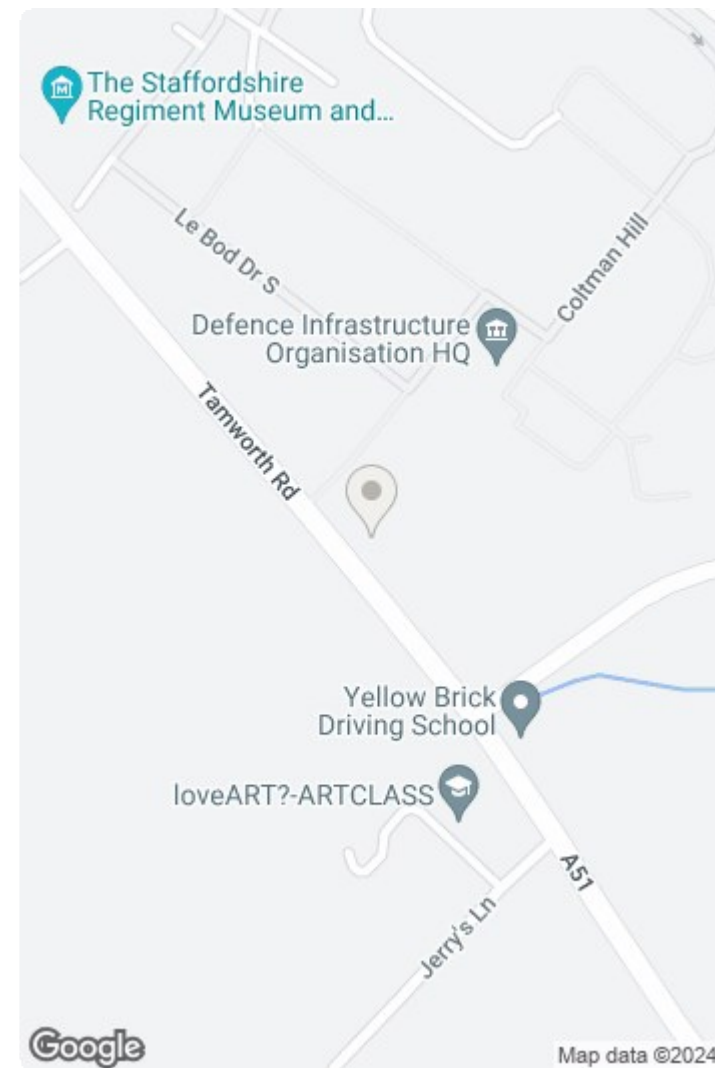
Family sized rear garden with shed.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



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.
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
101-120 (A)			101-100 (A)
81-100 (B)			81-100 (B)
61-80 (C)			61-80 (C)
41-60 (D)			41-60 (D)
21-40 (E)			21-40 (E)
1-20 (F)			1-20 (F)
0 (G)			0 (G)
For energy efficient - higher running costs			For environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
		41	67
			35
			14

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

