

Offers In Excess Of £600,000

Jayman
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Estate Agents



Abnalls Lane

Lichfield, WS13 8BH

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****REDUCED TO OFFERS OVER £600,000****

****Cottage with 5.5 acres****

Jayman Estate Agents Lichfield are delighted to offer this charming 3 bedroom semi-detached cottage which sits within 5.5 acres of garden, paddocks and grazing land. An incredible opportunity to extend and modernise the existing cottage (subject to planning) which offers far reaching countryside views. The entire acreage lies adjacent and directly opposite the property offering an excellent equestrian / paddock rental opportunities. Viewings by prior appointment only.

Porch 3'11" x 3'2" (1.20 x 0.97)

Living Room 13'1" x 12'2" (4.01 x 3.71)

Good sized traditional living room with a feature fireplace and wooden beams. Door leading into the kitchen.

Kitchen 13'1" x 9'1" (4.01 x 2.78)

Traditional kitchen with beams with pantry on the side. Door leading up stairs to the first floor.

Shower Room/WC 8'0" x 7'1" (2.44 x 2.17)

With WC, hand basin and walk in double shower.

Utility/Rear porch 5'8" x 7'11" (1.75 x 2.42)

With plumbing for washing machine leading out into the back garden.

FIRST FLOOR

Bedroom One 13'0" x 9'1" (3.98 x 2.78)

Double bedroom.

Bedroom Two 13'0" x 12'2" (3.98 x 3.73)

Double bedroom.

Bedroom Three 10'6" x 7'3" (3.21 x 2.21)

Single bedroom.

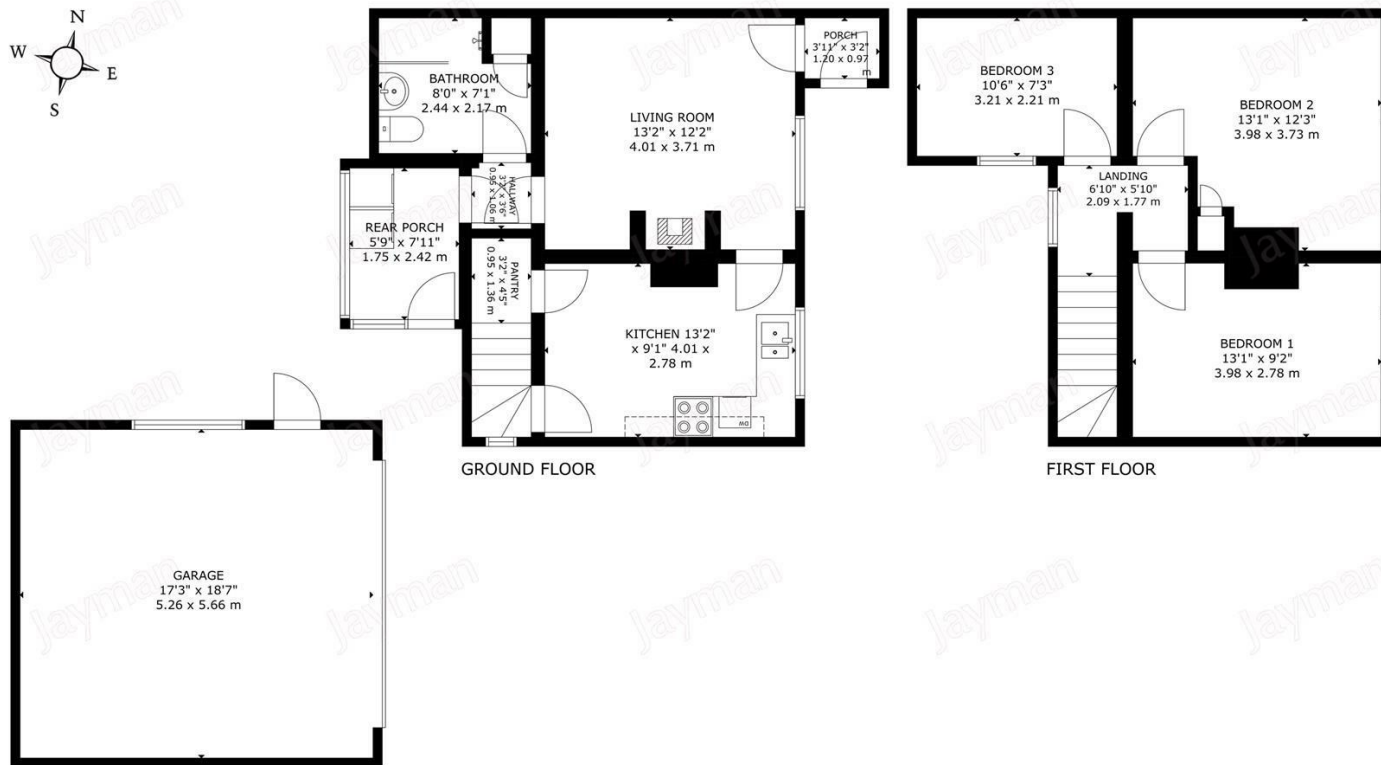
Double Garage 17'3" x 18'6" (5.26 x 5.66)

Land

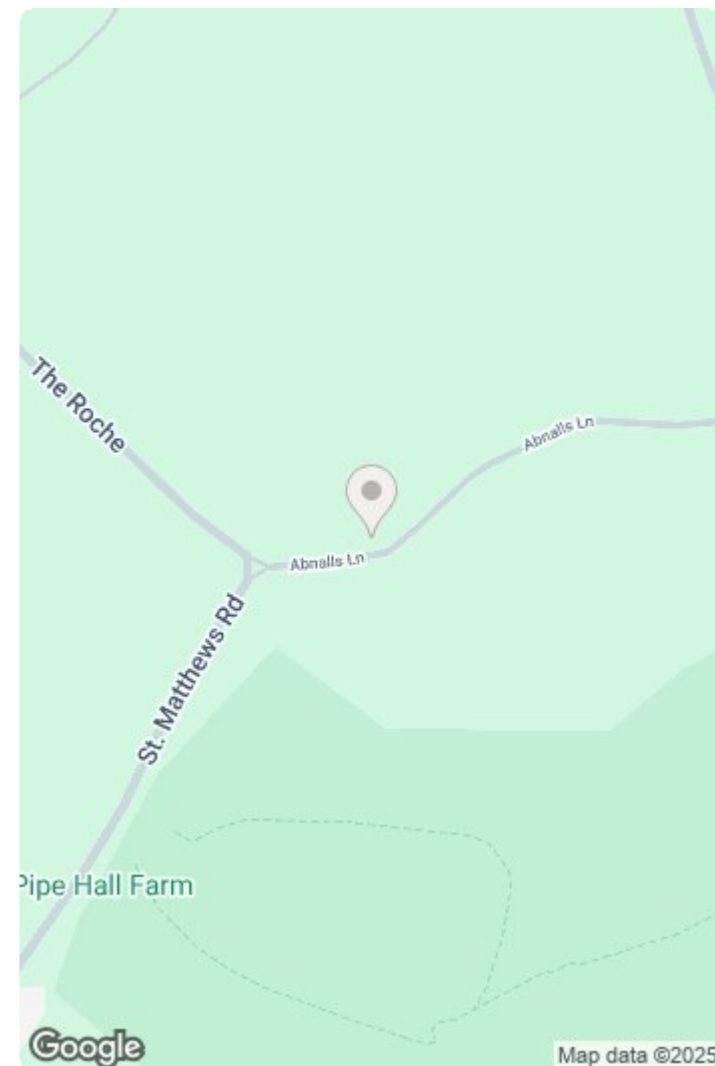
5.5 acres of land.



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.



GROSS INTERNAL AREA
TOTAL: 84 m²/907 sq ft
GROUND FLOOR: 44 m²/478 sq ft, FIRST FLOOR: 40 m²/429 sq ft
EXCLUDED AREAS: GARAGE: 30 m²/320 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(12-15) A		
(81-91) B			(16-21) B		
(70-80) C			(22-30) C		
(59-69) D			(31-40) D		
(48-58) E			(41-50) E		
(37-47) F			(51-60) F		
(26-36) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
72		29	72		29
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

