

Tewnals Lane

Lichfield, Staffordshire, WS13 8HE

John 
German






The conservatory features a dark grey roof with two skylights and a white exterior with a dark grey trim. The large glass doors are open, revealing a dining area with a wooden table and four patterned chairs, and a kitchen unit with wooden cabinets. The patio is paved with light-colored stone tiles and is furnished with a dark wicker sofa and a large purple umbrella. The conservatory is situated on a lawn, with a wooden fence and a large tree in the background.



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£575,000

A photograph of a detached family home with a large garage, a gravel driveway, and a well-maintained garden. The house is white with dark grey accents and a dark roof. The garage is a large, dark grey structure with a tiled roof. The main house has a gabled roof and a chimney. The garden is landscaped with various plants and a curved stone border. The sky is blue with some clouds.

Offering an abundance of charm and character is this impressive, detached family home with contemporary enhancements, situated on the rural outskirts of Lichfield.

This impressive, detached character property dates back to 1832, it has been extended and upgraded by the current owners and occupies a delightful position on Tewnals Lane on the outskirts of the Cathedral city of Lichfield. Located within close proximity of Lichfield Golf & Country Club that has a range of activities including an 18 hole golf course, a selection of health, wellbeing and fitness activities. Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters it is home to two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston. Nearby road links include the A38, A51 and M6 Toll and for local schooling it falls in the catchment area of Chadsmead Primary Academy off Friday Acre and the well-regarded Friary School off Eastern Avenue.

Accommodation

Step inside a welcoming hallway with tiled floor and stairs to the first floor. Doors lead off to the living accommodation and to a ground floor bedroom with a feature front facing mullion window dating back to 1832, a beautiful brick fireplace and the luxury of its own en suite with a corner shower cubicle with electric Triton Topaz shower, low level WC, wash hand basin, chrome heated towel rail, ceiling spotlights and tiled walls and floor.

The spacious living room has windows to the front and rear, a large storage cupboard housing the boiler, French doors out to the rear garden and a door to the kitchen. Double doors open into a stunning orangery flooded with natural light from a roof lantern, windows to the front and side plus bi-folding doors out to the rear patio. It also has a tiled floor and electric fire.

Completing the ground floor is the kitchen fitted with an extensive range of base and wall units with contrasting worksurfaces, an inset sink and drainer plus tiled splash backs, ceiling spotlights and a tiled floor. Integrated appliances include a Beko washing machine, Beko dishwasher, Hoover electric oven, gas hob with extractor above, an under counter fridge and freezer.

On the first floor landing is a useful storage cupboard and access to the bedrooms and bathroom. The master bedroom is accessed via a dressing/study area that leads into the bedroom that has a walk-in wardrobe. Bedroom two overlooks the rear aspect and the family bathroom has tiled walls and floor, a bath with electric shower over, low level WC, wash hand basin and a chrome heated towel rail.

Outside - The property is accessed via gates opening onto a large, gravelled driveway that also provides space for a caravan, giving access to a detached double garage with an electric car charging point.

The delightful front garden has a variety of shrubs, trees and plants. To the rear is a private landscaped garden perfect for summer entertaining with a patio seating area, two garden sheds and a lawn surrounded by pretty flowers and shrubs.

-Drainage is to a septic tank.

-Calor gas - boiler was last serviced on 9th January 2024.

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

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.lichfielddc.gov.uk/planning

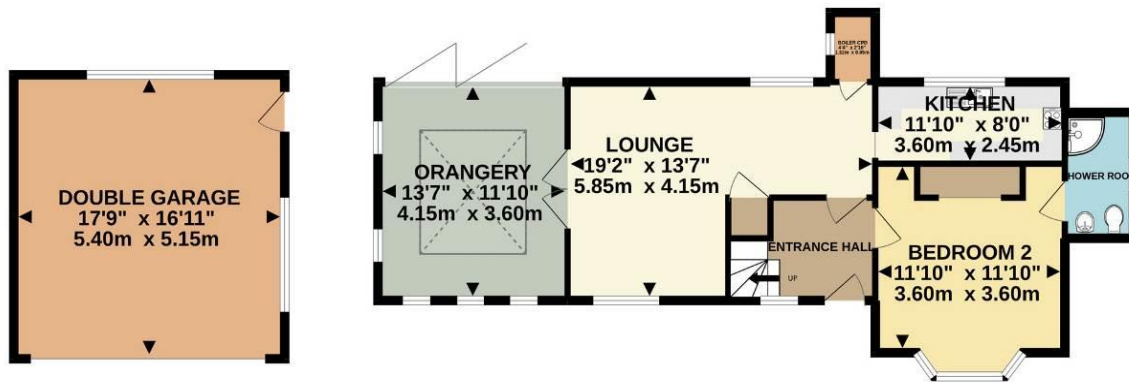
Our Ref: JGA/06092022

Local Authority/Tax Band: Lichfield District Council / Tax Band B





GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		



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