

# Whittington Hurst Cottages

Whittington Hurst, Lichfield, WS13 8QW



Set in an idyllic rural location and offered with no upward chain is this charming two bedroom country cottage nestled in the hamlet of Whittington Hurst with off road parking and a large rear garden.

£275,000



John German

Whittington Hurst is a hamlet on the outskirts of the village of Whittington, set within rural countryside and offering an idyllic location and this property is within walking distance of a local pub. The hamlet has convenient access to the commuter routes of the A38 and A50. Whittington Hurst is ideally situated between the villages of Elford, Huddlesford and Whittington. From the property, Whittington is situated approximately just over one and a half miles away, the village still retains amenities including a Co-op store and other retailers, two village pubs, primary schooling, a village hall and St. Giles Church. It is also within a 5 minute drive from the National Memorial Arboretum. For local schooling this property falls into the catchment area for Whittington Primary and Nursery School situated on Common Lane in Whittington and for secondary education its King Edward VI School in Lichfield. The nearby cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston.

Internally the cottage comprises of an entrance door opening into the hallway with traditional tiled flooring and a door leading to the rear passageway which in turn provides access into the rear garden. A door also opens into the cosy living room with exposed beams to the ceiling, carpeted flooring, chimney breast housing the log burning stove with tiled hearth, a useful small study area under the stairs and a uPVC double glazed window to the front aspect. Carpeted stairs rise to the first floor landing and a door opens into the kitchen/diner which is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over along with space for various freestanding kitchen appliances. There is tiled flooring, spotlights to the ceiling, two windows to the rear aspect and a uPVC door opening into the conservatory with direct access out to the garden.

Upstairs, the spacious master bedroom with carpeted flooring, a ceiling light point, built in cupboard over the stairs, loft hatch access and uPVC double glazed window to the front aspect. Bedroom two comprises of carpeted flooring, uPVC double glazed window to the rear aspect and a ceiling light point. The family bathroom comprises of bath with electric shower over, low level WC, wash hand basin, ceiling light point and an obscured UPVC double glazed window to the rear aspect.

Outside to the front of the property are gates giving access to parking for one car and off-road parking. A small lawned front garden with a variety of plants and shrubs. To the rear of the property is the private enclosed garden laid mainly to lawn with useful garden shed.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Traditional
- Electricity supply:** Mains
- Sewerage:** Private drainage shared with a neighbouring property
- Heating:** Electric storage heaters  
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Not currently connected  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Lichfield District Council / Tax Band C
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/17042025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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