



1 The Square, Elford, B79 9DB



Set on a prestigious lane in the heart of Elford is this beautifully presented Victorian character cottage, benefitting from thoroughly refurbished interiors, three bedrooms and secluded walled gardens. Originally dating back to the 1850s, this charming village home has been remodelled sympathetically by the existing vendors to include a full rewire and new plumbing, a new kitchen, family bathroom and separate en-suite, with planning approval for a ground floor extension with lantern roof light to create an expansive open plan living and dining kitchen.

The interiors to this charming village home

comprise entrance hall, sitting room with wood burning stove, country style dining kitchen, utility and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a family bathroom and master en-suite.

Outside, additional parking has been created via a large private driveway at the front aspect, and the secluded walled garden features a variety of soft fruits, a small vegetable garden and a mature apple tree together with two brick and tiled outbuildings and raised beds. The cottage is fitted with double glazed windows and energy efficient Haverland electric heaters which are individually programmable.

The cottage lies in the rural picturesque and historic riverside village of Elford on The Square, a tranquil and secluded cul de sac lined with mature trees and similar character homes. This desirable cottage lies within the Conservation Area. The Village is a thriving community serviced by amenities including cricket and football clubs, children's playground, the Crown public house, a village hall, the ancient St Peter's Church and the highly regarded Howard Primary School.

The community funded Elford Hall Gardens are a short walk from the property and centre around an historic two and a half acre walled

garden where vegetable plots are maintained by village residents. The village is set within picturesque Staffordshire countryside mid-way between Tamworth, with its range of shops and amenities such as Ventura Retail Park and the Snow Dome Leisure Centre, and the Cathedral City of Lichfield, with its regular public train and bus links to various destinations. Elford is just over 20 miles from Birmingham and its International Airport. London can be reached from rail stations in Lichfield and Tamworth in around 80 minutes.





- Semi Detached Victorian Cottage
- Fully Refurbished & Renovated
- Planning Permission for Open Plan extension
- Desirable Village Setting
- Country Dining Kitchen
- Sitting Room with Wood Burner
- Entrance Hall, Utility & Cloakroom
- Three Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Ample Parking to Private Drive
- Secluded Walled Rear Garden
- Two Boarded Lofts with loft ladders and lighting - Further Conversion Potential
- Two brick and tile Outbuildings
- Refurbished to include Wiring & Plumbing
- Tranquil Setting in conservation area
- Double Glazed & Energy Efficient Electric Heaters Throughout
- Well Placed for Commuter Routes & Local Amenities

A traditional gable porch leads from the driveway into the **Entrance Hall**, having feature tiled flooring and stairs rising to the first floor accommodation. A thumb latch door opens into:

**Sitting Room** 4.83 x 4.43m (approx. 15'9" x 14'6")

A spacious reception room having window to the front aspect, painted ceiling beams and a large walk in storage cupboard. A carved stone fireplace houses a Clearview wood burning stove, and a thumb latch door leads into:

**Dining Kitchen** 5.6 x 2.81m (approx. 18'4" x 9'2")

Having been refitted throughout, this traditionally styled kitchen has a range of shaker style wall and base units with solid oak worktops over housing an inset Belfast sink and spaces for both a fridge freezer and range cooker. There is an obscured window to the side as well as an original interior window to the rear, and the dining area has a stable door opening into:

**Utility** 4.51 x 1.82m (approx. 14'9" x 5'11")

A useful space having fitted base units housing an inset sink and spaces for a washing machine and dishwasher, with a door out to the gardens, a window to the rear and space for a study area. A thumb latch door opens into:

**Cloakroom**

Refitted with wash basin and WC, with exposed beams, and tiled splash backs





Stairs rise to the first floor **Landing**, having a window to the side, access via a drop down ladder to the boarded and insulated loft, and two feature stained glass windows. Thumb latch doors open into:

**Master Bedroom** 4.92, 3.68 x 2.84m (approx. 16'1, 12'1 x 9'3)

With a window overlooking the rear gardens and open fields beyond, a fitted wardrobe with reclaimed doors and storage above and below and a fireplace recess. There is access to a second loft via drop down ladder, and a door opens into:

**En Suite** 1.84 x 1.67m (approx. 6'0 x 5'5)

Comprising wash basin set to vanity unit, WC and walk in shower with rainfall showerhead, having tiled flooring and splash backs, a chrome heated towel rail and an obscured window to the rear

**Bedroom Two** 3.66 x 2.31m (approx. 12'0 x 7'7)

With a window to the front aspect

**Bedroom Three** 3.68 x 2.36m (approx. 12'0 x 7'8) – max

Having a skylight, a fitted wardrobe high level storage and a feature stained glass window

**Bathroom** 2.31 x 1.84m (approx. 7'6 x 6'0)

Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs and a chrome heated towel rail.

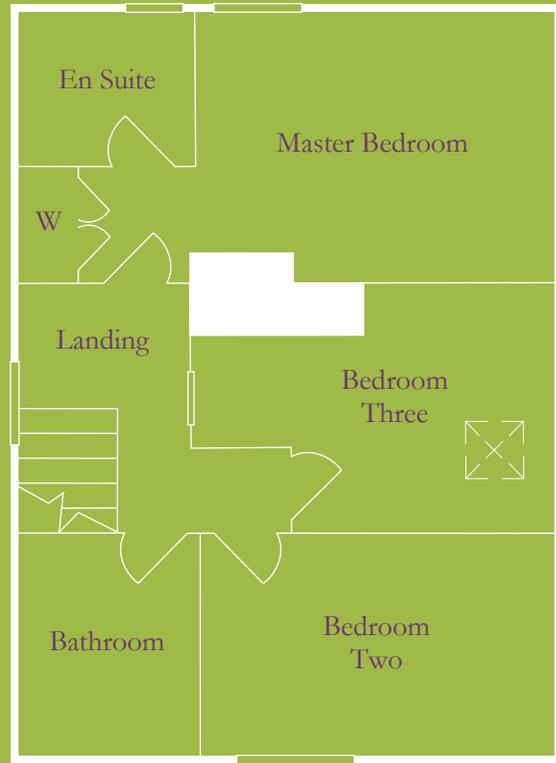
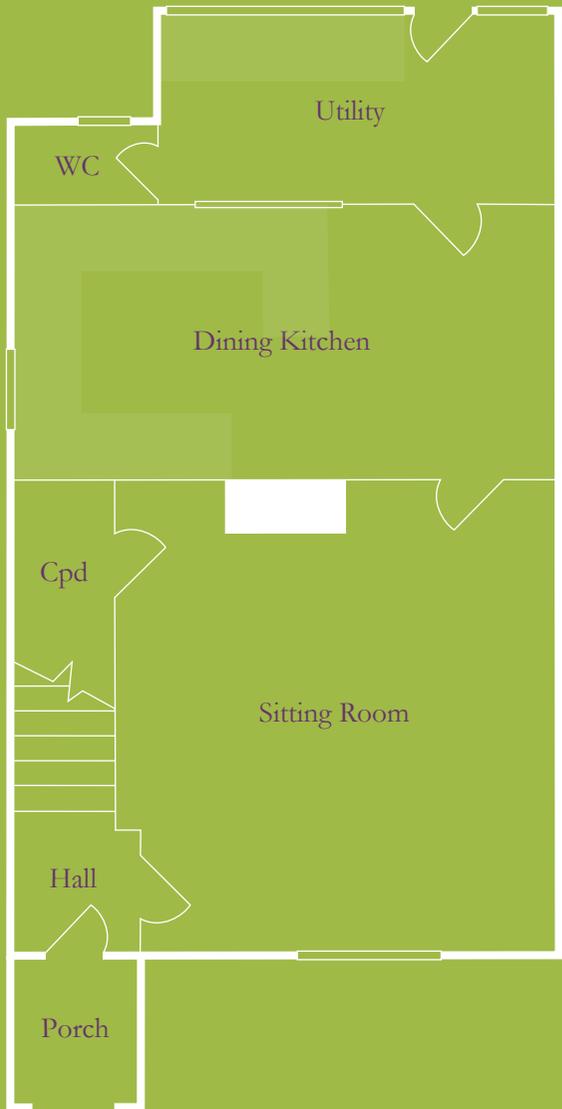




Store

Store

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





### Outside

The cottage lies towards the end of The Square in a peaceful and secluded setting. An extended gravel driveway provides off road parking for a number of vehicles, mature foliage provides privacy to all sides and a traditional gable porch leads to the front door.

### Walled Gardens

A wonderfully secluded garden is set to the rear aspect, enjoying views over the school bell tower and being safely enclosed with character brick walls to two sides. A paved terrace leads onto lawns edged with neatly stocked borders home to a variety of shrubs, flowers and soft fruit bushes. Two useful brick and tiled outbuildings provide storage and raised vegetable beds offer potential for a small kitchen garden.

There are exterior electrical and water points and lighting, and gated access out to the side where a block paved pathway leads back onto the driveway and The Square. Please note, the Wendy House is not included in the sale.

**Planning Permission** (21/00431/FUH) has been granted for a single storey extension to the rear of the property, to create a fabulous open plan living and dining kitchen with lantern roof light along with a new utility and cloakroom. Further details are available from our office.



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.