



Holly Bank, Main Road, Anslow, DE13 9QD



Set within an immaculate and well established garden plot is Holly Bank, an executive detached family home offering generously proportioned living accommodation, four excellent double bedrooms and a pleasant open aspect to the rear. Enjoying a desirable setting in the heart of Anslow, Holly Bank showcases beautifully maintained interiors ideal to suit a growing family, with plenty of potential to remodel, refurbish or extend to suit (subject to relevant permissions).

The central reception hall leads into a lounge with feature inglenook, dining room, study/playroom and breakfast kitchen, with

functional spaces including a utility and cloakroom. The impressive first floor galleried landing leads into four well proportioned double bedrooms, serviced by a master en suite and family bathroom. The windows to the rear of the property enjoy a most picturesque outlook over the west facing gardens which have been landscaped to create both working and entertaining spaces, and further generous gardens extend to the front aspect where there is ample parking and a detached double garage. There is further potential to convert the loft above the garage into a home office or games room, and Hollybank is serviced by mains gas central heating (via a traditional

Rayburn range) and double glazed windows.

Holly Bank resides in the heart of the sought after village of Anslow, where amenities including a pub, the Holy Trinity Church and the Mosley Academy Primary School can be found. The primary school feeds into the renowned John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating, and independent schools in the area include Repton, Lichfield Cathedral and Denstone. Anslow lies just 3 miles from the market town of Burton where there are a number of health and leisure facilities, such a shopping centres, supermarkets, restaurants, a

library and more, as well as Branston Golf & Country Club. For further leisure pursuits, both the FAs St Georges Park and Hoar Cross Hall are within a short drive and offer members only gyms and restaurants, and the property is well placed for both Cannock Chase and the Peak District National Park. Holly Bank is ideally positioned for commuter access to the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and Birmingham International and East Midlands can both be reached within 40 minutes.



- Executive Detached Family Home
- Desirable Village Setting
- 'Outstanding' School Catchment
- Three Spacious Reception Rooms
- Breakfast Kitchen with Rayburn
- Utility & Cloakroom
- Impressive Reception Hall & Wrap Around Galleried Landing
- Four Excellent Double Bedrooms
- En Suite & Bathroom
- West Facing Rear Garden
- Generous Fore Gardens & Ample Parking
- Detached Double Garage
- Superb Potential to Refurbish/Remodel to Suit
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes

Reception Hall 4.3 x 3.75m (approx. 14'0 x 12'3)
The front door opens into this spacious hallway, having a galleried staircase rising to the first floor accommodation and doors leading off to the reception rooms and breakfast kitchen

Lounge 6.65 x 3.9m (approx. 21'9 x 12'9)
An oversized reception room having a window to the front, double doors opening out to a pleasant covered terrace to the rear and an impressive, characterful inglenook housing space for either a gas fireplace or wood burning stove (existing gas fire disconnected)

Dining Room 3.77 x 3.47m (approx. 12'4 x 11'4)

A window to the rear enjoys pleasant views over the gardens, and the position of this formal dining space offers the potential to easily create an open plan kitchen (if desired)

Study 3.69 x 2.56m (approx. 12'1 x 8'4)

A versatile home office or playroom, having a window to the front aspect

Breakfast Kitchen 5.5 x 4.52m (approx. 18'0 x 14'10)

Well appointed with a range of wall and base units with complementary worksurfaces over, housing an inset sink with side drainer, integrated dishwasher, space for a fridge freezer and a brickwork inglenook housing a mains gas Rayburn which serves the central heating, cooking and hot water (all of which can be operated individually). A window to the rear overlooks garden views and the kitchen has tiled flooring and a door opening into:

Utility

With fitted units housing an inset sink and space for a washing machine, with tiled flooring, a window to the side and a door opening out to the side

Cloakroom

Fitted with pedestal wash basin and WC, having an obscured window to the side





Stairs rise to the impressive wrap around **Galleried Landing**, having a window to the front and access via a drop down ladder to the boarded loft space. Doors open into:

Master Bedroom 4.64 x 3.46m (approx. 15'2 x 11'4)
An impressive principal bedroom having a window to the rear enjoying pleasant garden and open views, two double fitted wardrobes and private use of:

En Suite Bathroom 2.6 x 1.96m (approx. 8'6 x 6'5)
Fitted with pedestal wash basin, WC and bathtub, having tiled splash backs, an obscured window to the side and a fitted **Airing Cupboard** housing the hot water cylinder and emersion heater

Bedroom Two 4.54 x 3.88m (approx. 14'10 x 12'8)
A double room having a window to the rear overlooking the garden and views beyond

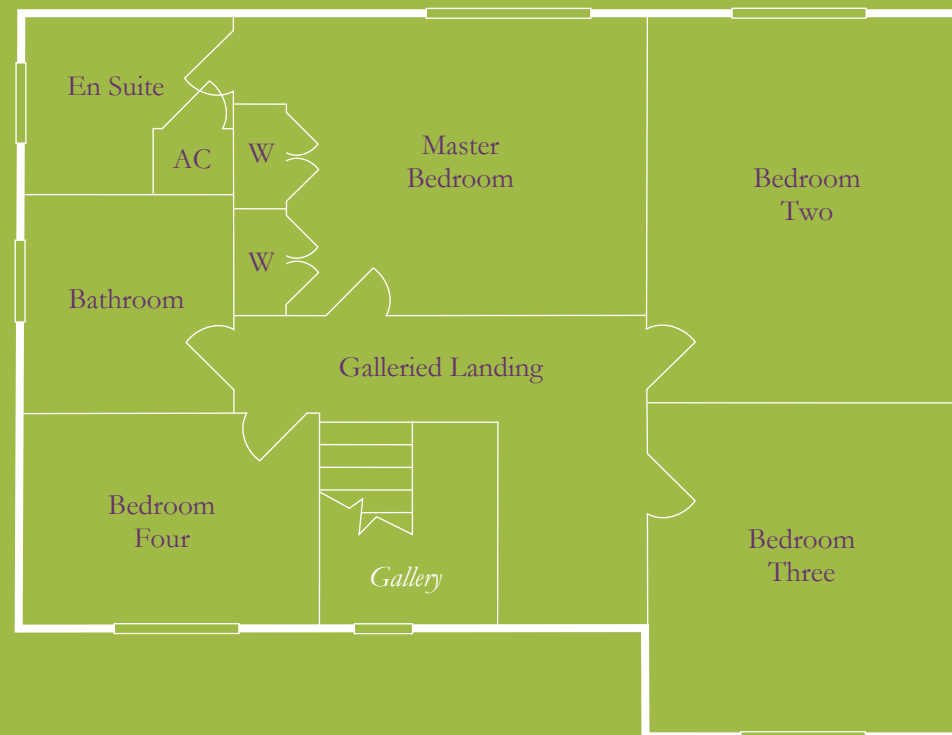
Bedroom Three 3.88 x 3.88m (approx. 12'8 x 12'8)
Another generous double room having a window to the front with pleasant views over the gardens and village beyond

Bedroom Four 3.7 x 2.6m (approx. 12'2 x 8'5)
A further double room having a window to the front

Bathroom 2.6 x 2.56m (approx. 8'6 x 8'4)
Fitted with a four piece suite having a pedestal wash basin, WC, corner bathtub and shower, with tiled splash backs and an obscured window to the side









Outside

Holly Bank is set back from the lane beyond a generous frontage, having a hedged entrance leading to the sweeping tarmac driveway. There is parking and turning space for a number of vehicles as well as access into the **Detached Double Garage**, having manual entrance doors, power, lighting and a courtesy door to the side. The loft of the garage is also boarded out as a useful storage space, or offering potential for conversion into a games room or home office. Immaculately tended lawned gardens extend to either side of the driveway, and an arched gate leads to one side gives access to the rear garden

West Facing Rear Gardens

Extending to a generous size, the rear garden overlooks open playing fields belonging to the village primary school. A paved terrace leads onto shaped lawns bordered with a variety of shrubs and flowers, and there are raised beds providing a kitchen garden. To the rear of the lounge is a pleasant covered terrace providing an additional entertaining space, there is an exterior water point, and the greenhouse and thatched roof hut are both included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.