



4 The Courtyard, Fisherwick Wood Lane
Lichfield, WS13 8QQ



MARK BENTLEY
ESTATE AGENT



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A most attractive 3 bedroom 2 bathroom Grade 2 listed freehold Georgian mews house. Located in a gorgeous and secluded setting with seven similarly delightful mews house adjacent to Fisherwick Lakes. Only a short drive from Whittington, Lichfield and Tamworth.

There is a super range of country homes including barn conversions, mews houses, coach houses, cottages and detached residences tucked away in and around Fisherwick Woods & Lakes.

4 The Courtyard is one of 8 very attractive Georgian mews houses which originally served as coach houses and groom's quarters for Fisherwick Hall and its Estate designed by Capability Brown. A secluded development approached down an eye-catching private driveway.

Fisherwick Woods & Lakes are home to a community farm, fishing club and are located just 1.5 miles from Whittington Village with its village shops and pubs and only 4 miles from the City of Lichfield which offers comprehensive shopping facilities, two train stations providing direct services to Birmingham & London, the Cathedral and churches, the Garrick Theatre, Primary & Secondary Schools, park's and festivals.

4 The Courtyard sits behind a blocked paved foregarden with space for garden table and chairs and border shrubs.

The lovely accommodation which is warmed by gas fired central heating comprises a large welcoming reception hall with guest cloakroom, large drawing room/lounge, separate dining room, comprehensively fitted kitchen, spacious landing with study area, principal bedroom with en-suite shower room, two further double bedrooms and main bathroom.

Outside is a very attractive walled rear garden and a large two car garage in the adjacent garage block.





Ground Floor

Impressive Reception Hall

Eye catching arched glazed panels with central entrance door create a light filled stunning entrance to a spacious hall with high ceiling, quarry tiled floor, radiator, doors leading off to the guest cloakroom, drawing room, dining room and kitchen and stairs to the first floor.

Guest Cloakroom

WC, pedestal wash basin, radiator with integrated brass towel rail, quarry tiled floor and understairs storage cupboard.

Front Dining Room 3.84m (excluding bookcases) x 2.73m
Superb range of fitted book shelves and cupboards, radiator, ornate coved ceiling, sash window with fitted window seat overlooking the courtyard gardens and across to Fisherwick woods.

Rear Drawing Room 5.62m x 3.87m

Feature Adam style fireplace with fitted gas coal effect fire, radiator, picture rail, ornate coved ceiling and two tall sash windows overlooking the private walled rear garden.

Comprehensively Fitted Kitchen 3.87m x 2.73m

Excellent range of fitted units and appliances including fitted base cupboards and drawers with granite work surfaces, ceramic sink unit with brass mixer tap and matching fitted wall cupboards. Built in Bosch dishwasher, Neff oven, Neff ceramic hob with extractor unit over, and Bosch fridge and freezer. Space & plumbing for washing machine, Alpha central heating combi-boiler, double radiator and glazed door to the rear patio and garden.

First Floor

Large Landing 4.14m x 3.76m

Sitting/study area, fitted bookcases, sash window facing front, doors to the 3 bedrooms and bathroom and hatch, with fitted loft ladders, to loft area.

Bedroom 1 3.87m x 2.92m

Fitted wardrobes (2 double 1 single), radiator, door to en-suite and sash window overlooking the rear garden and views over trees and fields beyond.





En-suite Shower Room 2.84m max x 1.29m max
Shower cubicle, wash basin set on a vanity unit with cupboards under, WC, heated towel rail and half height wall tiling (full height in shower cubicle).

Bedroom 2 3.82m x 2.73m
Double radiator and sash window overlooking the courtyard and woods beyond.

Bedroom 3 3.87m x 2.35m
Double radiator and sash window with fitted shutters, overlooking the rear garden and grounds and woods beyond.

Main Bathroom 2.84m x 2.12m
Large shower cubicle with granite seat, wash basin, WC, store cupboard and window overlooking the rear garden.

Loft Room 6.93m x 4.21m plus 4.9m x 4.2m storage area accessed via wooden fold down loft ladders. The loft is boarded and carpeted and is ideal for hobbies or as a temporary office or for dry and clean storage. There is also an additional storage room currently used as a walk-in wardrobe and additional boarded under eaves storage.

Outside

Courtyard parking spaces for residents and visitors

Large Two Car Tandem Garage 10.60m x 2.74m
Power, lighting and up and over entrance doors at either end of the garage.

Very Attractive Walled Rear Garden
Designed to make the most of the sunny aspect there are three seating areas, a paved patio area by the back door with central circular patio area, arbor leading to further graveled garden area with stepping stone pathway and a semi-circular garden pond with ornamental fountain. All bordered by established trees & shrubs, garden shed and outside power points.

General Information

Tenure: Freehold

Council Tax Band: G

Services: Mains water and electricity. Each property has its own LPG Gas Tank. There is a communal sewerage filter system.

Broadband: Fibre Broadband is available from several suppliers.

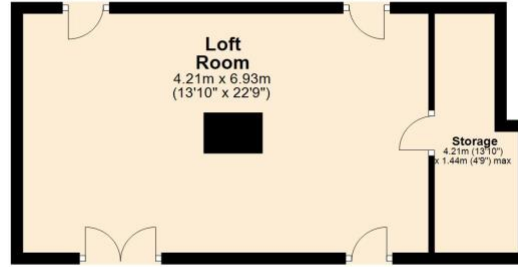
Service Charge: £80 per calendar month plus £25 per calendar month contribution to the savings/development fund toward any future work required. The Service charge includes maintenance of the access driveway, the waste water filtration system and the courtyard grounds including paving, lighting an historic clock and extensive planting.

Viewing: For appointment to view call either 0121 353 6212 or 07768 035065 or email mark.bentley@exp.uk.com





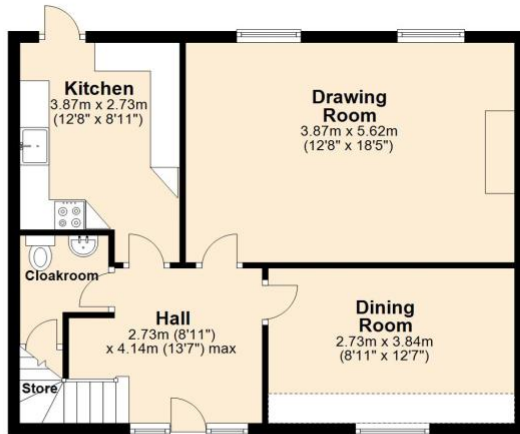
Loft Room
Approx. 34.8 sq. metres (374.7 sq. feet)



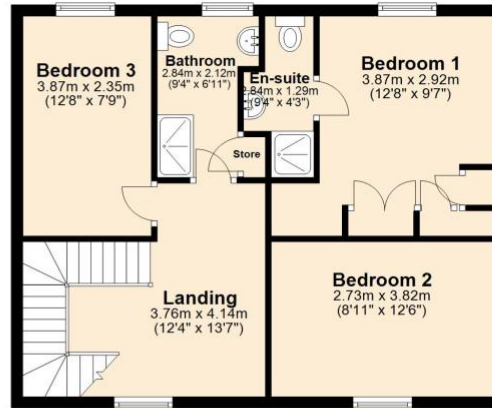
Garage
Approx. 29.0 sq. metres (312.6 sq. feet)



Ground Floor
Approx. 56.6 sq. metres (609.4 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 174.9 sq. metres (1882.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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