



Shepherds Cottage
School Lane, Hints, B78 3DW



MARK BENTLEY
ESTATE AGENT



Shepherds Cottage

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A brand new thoughtfully designed four double bedroom three bathroom freehold detached home with impressive reception hall, spacious lounge, large very well fitted dining kitchen, study, utility room and landscaped gardens.

Set in a gorgeous position in the grounds of Home Farm (opposite St Bartholomew's Church) with arguably the best views of the lovely village of Hints

Shepherds Cottage has been very carefully and thoughtfully designed by the owner of Home Farm in conjunction with their architect to create an attractive, impressive and contemporary designed home which blends well into its setting, enhancing what is already a picturesque location.

Not only has the house been finished to a high standard but also the grounds which have been cleverly landscaped to create areas to sit, shaped lawns and privacy.

There is underfloor heating to the ground floor and radiators and heated towel rails on the first floor (the heating can be wifi compatible with a Heatmiser Hub (which you can operate from your mobile phone wherever you are). The guest cloakroom and utility have sensor lighting. The bathroom/en-suites have quality Grohe showers and taps,

There is nothing to do other than to order carpets, where required) and move your furniture in.

Shepherds Cottage lies in the heart of the lovely village of Hints which is nestled off Watling Street (the old A5) and is just 4 miles from comprehensive amenities and facilities available at Tamworth, 5 miles from Lichfield and 7 miles from Sutton Coldfield as well as having easy access onto main road leading to the A38, M42 and M6 Toll.





Shepherds Cottage comprises:

Large Foregarden

Parking space for numerous cars, flower bed and boundary hedging.

Log Store

Entrance Porch

Ground Floor

Large Reception Hall/Room

Main entrance door, cloaks cupboard, doors to guest cloakroom, kitchen and lounge, stairs to the first floor and glazed double doors to the rear garden.

Guest Cloakroom

Wash basin and WC.

Spacious Through Lounge

Feature fireplace, large square bay window facing front and window overlooking the rear garden.

Super Well Fitted Dining Kitchen

Excellent range of fitted base cupboards and drawers with long work surfaces over, sink unit with swan neck mixer tap over, built in dishwasher, built in oven and grill, matching island with built in electric hob and drinks fridge and cupboards and drawers, more than ample space for dining table and chairs, doors to the study and utility room, window overlooking the rear garden and wide bi-fold doors to a lovely additional south facing side patio.

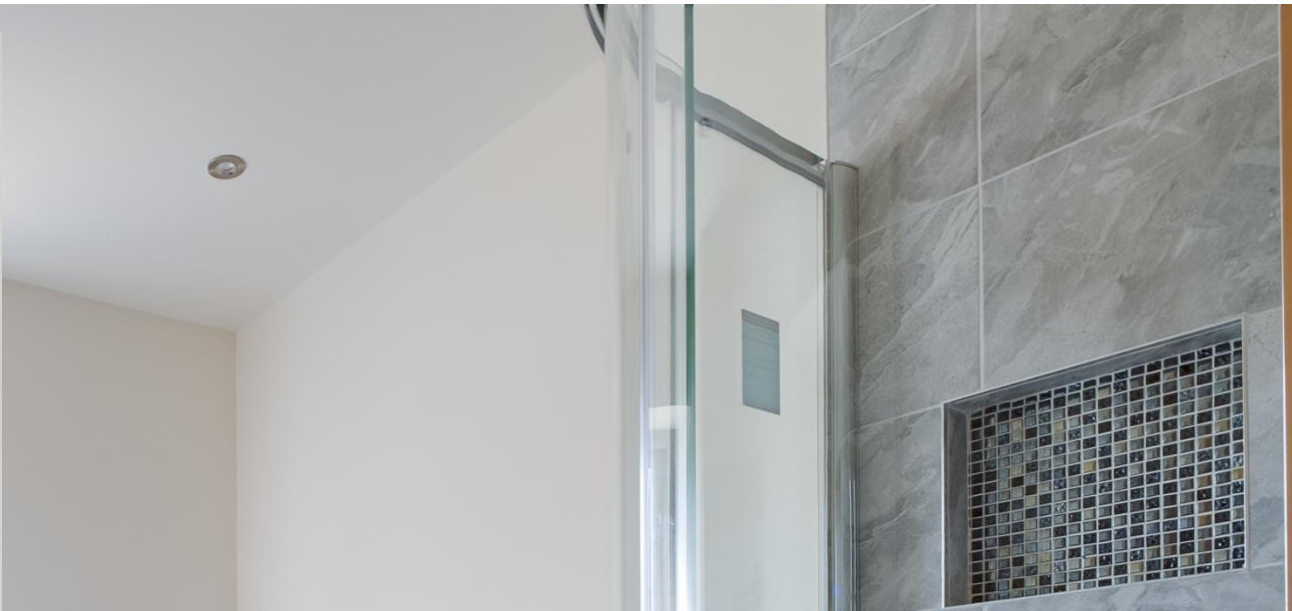
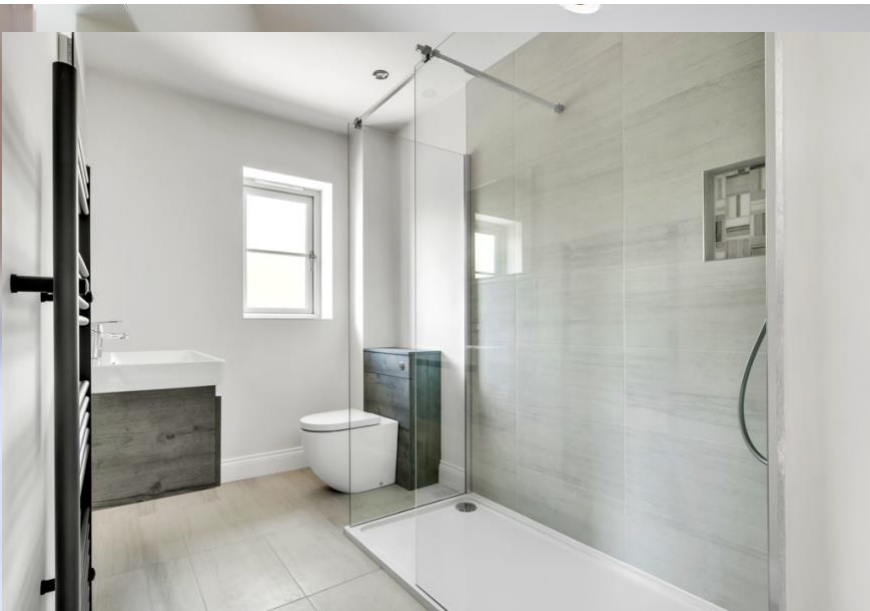
Utility Room

Good range of fitted units including stainless steel sink unit, base cupboards with work surfaces over, wall cupboard, storage cupboard housing hot water cylinder, wall mounted central heating boiler, window overlooking the rear garden and door to the patio.

Study

Window overlooking the side garden patio.





First Floor

L shaped Landing

Door to the four double bedrooms, family bathroom and storage cupboard.

Bedroom 1

Window facing front, three feature windows overlook the side garden and views beyond and door to:

En-Suite Shower Room

Large shower unit, wash basin set in vanity unit with mirror over, WC, heated towel rail, floor and wall tiling and window facing front.

Bedroom 2

Windows facing front and rear and door to:

En-Suite Shower Room

Fitted shower cubicle, wash basin set in vanity unit with fitted mirror over, WC, floor and wall tiling and window facing rear.

Bedroom 3

Wide window overlooking the side patio and garden and delightful views beyond.

Bedroom 4

Window facing front.

Family Bathroom

Free standing bath, shower cubicle, wash basin set in vanity unit, fitted mirror over, WC, heated towel rail, floor and wall tiling and window facing rear.

Outside

Thoughtfully Landscaped and Private West Facing Rear Garden Large patio with border paving and paved pathway to feature terrace with feature timber screening and garden walling, wrap round shaped lawn and boundary hedging and fencing.

General Information

Tenure: Freehold

Council Tax Band: To be confirmed

Services: All main's services are connected.

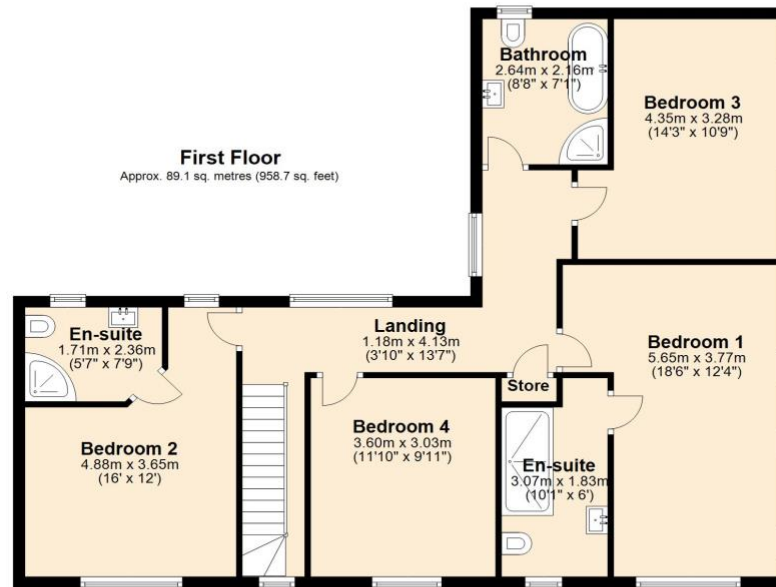
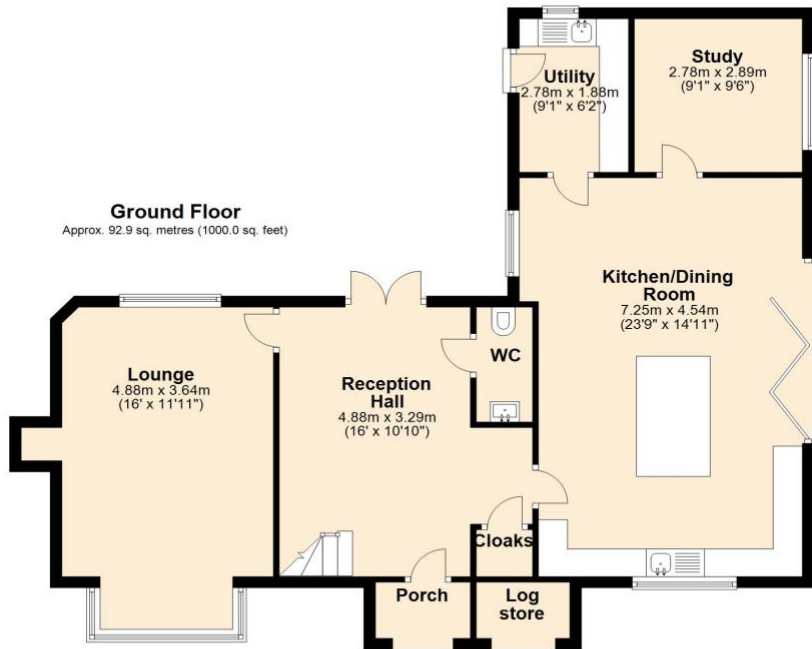
Broadband: Fast Broadband is available from numerous suppliers.

Warranty: This super brand new home is covered by a 10 year warranty.

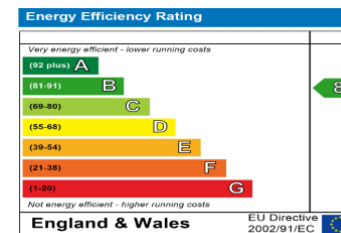
Viewing: To view Shepherds Cottage call 0121 353 6212 or 07768 035 065 or email: mark.bentley@exp.uk.com







Total area: approx. 182.0 sq. metres (1958.6 sq. feet)



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.