



PAMELA BYRNE
PERSONAL ESTATE AGENT

FOR SALE

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Joint Agents

Manley Croft

Saw Pits Lane, Little Hay, Lichfield, WS14 0PX



MARK BENTLEY
ESTATE AGENT



Manley Croft

Saw Pits Lane, Little Hay, Lichfield, WS14 0PX

A very impressive 4 double bedroom 3 bathroom freehold detached bungalow with 3 reception rooms, breakfast kitchen, home office/guest annexe and a 4 car garage, all set in just under an acre in a quiet rural location and yet only a mile from Little Hay Village and access to the A38.

Manley Croft sits in just under an acre of private grounds which are surrounded by woodlands on three sides. This spacious bungalow has been the happy family home for the current owners for over 25 years.

Manley Croft is nestled on a small country lane/bridleway, Saw Pits Lane, which is accessed from Little Hay Lane. There are public footpaths across the fields to Little Hay Village which hosts the popular Hollybush Pub. Comprehensive shopping facilities, amenities and train services are available from numerous locations including Mere Green (4 miles), Lichfield (5 miles) and Tamworth (7 miles). For the driving commuter there is easy access onto the A38 which in turn provides access to the M6 Toll, A5, A446 and A453.

Manley Croft comprises:

Large Foregarden

Entrance gate and driveway with parking spaces for numerous cars (Note: There is a second gated entrance further down the lane providing access for further parking if required and to the 4 car garage).

Ground Floor

Large Reception Hall

Main entrance door, doors to dining room, kitchen, bedroom 4, inner hallway, utility and boot room/store.





Boot Room/Store

Shelving and coat hooks

Formal Dining Room

Window facing front and door to:

Large Lounge

Window facing front and window and glazed double doors to the patio and garden.

Kitchen/Breakfast Room

Good range of fitted base cupboard and drawers and matching wall cupboards, sink unit with mixer tap, Rangemaster cooker, ample space for large fridge freezer, tiled floor and open access to:

Family Room

Window overlooking the rear garden and glazed double doors to the patio and garden.

Utility Room

Fitted base cupboard, work surface and wall cupboards, plumbing for washing machine and space for tumble dryer and airing cupboard.

Inner Hallway

Leading to:

Lobby

Doors to bedrooms 1 & 2 & bathroom.

Bedroom 1

Windows to front and rear, fitted wardrobes and door to:

Dressing Room

Door to:

En-Suite Shower Room

Shower cubicle, pedestal wash basin, WC, floor and wall tiling and window facing rear.

Bedroom 2

Window overlooking rear garden.

Bathroom

Panelled bath with shower fitment and shower screen, pedestal wash basin, WC and floor and wall tiling.





Second Lobby

Built-in double wardrobe and door to:

Bedroom 3

Window overlooking rear garden.

Shower Room

Large walk-in shower, pedestal wash basin, WC, fitted mirror/medicine cabinet, tiling to floor and walls and window facing side.

Bedroom 4

Accessed from the reception hall and having a window facing front.

Outside

Separate Home Office/Guest Annexe

Side entrance door, windows' to front and rear, fitted cupboards and door to:

Kitchenette

Sink unit, fitted cupboards, window facing side and door to:

Separate WC

Store Room (accessed externally) Potential to convert into a shower room).

Detached 4 Car Garage

Wide garage doors and side access doors.

Extensive Lawned grounds

With a variety of trees.

General Information

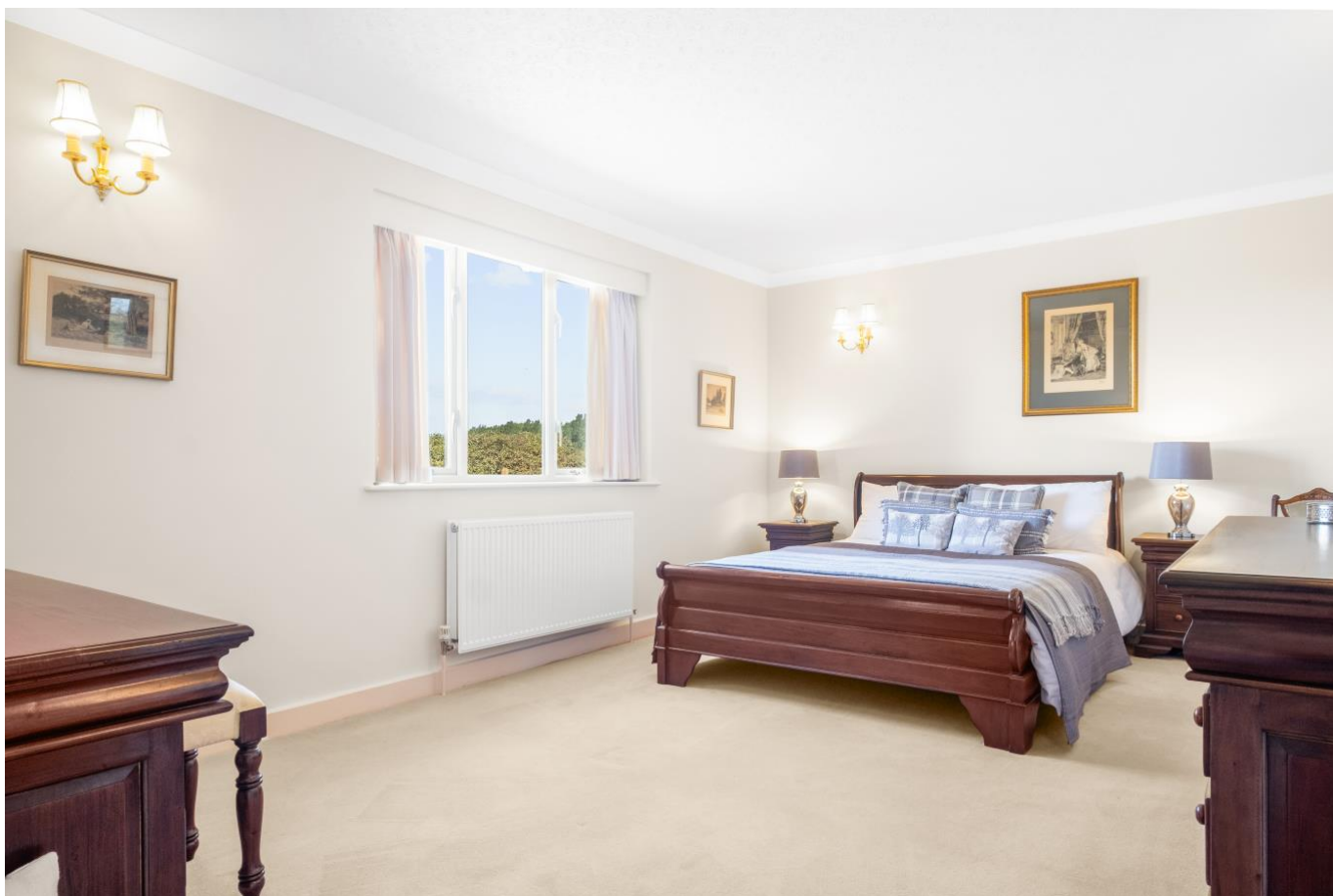
Tenure: Freehold

Council Tax Band: F

EPC Band: D

Services: Mains Water, Mains Electricity, Oil Central Heating and Septic Tank.

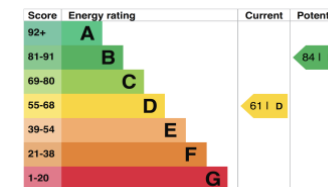
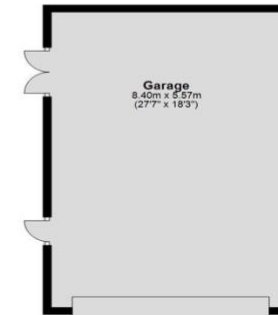
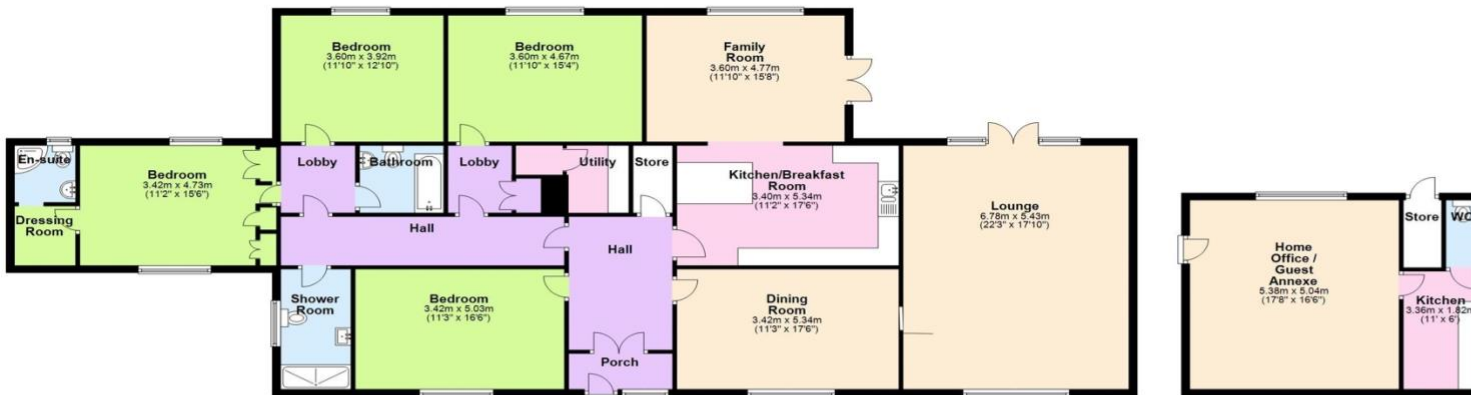
Viewing: Call 0121 353 6212 or 07768 035 065 or email mark.bentley@exp.uk.com or call or email: Pamela Byrne 07588 636473 pamela.byrne@exp.uk.com







Ground Floor
Approx. 296.6 sq. metres (3192.3 sq. feet)



Total area: approx. 296.6 sq. metres (3192.3 sq. feet)
Manley Croft, Sawpits Lane, Little Hay, -

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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.