



## The Cottage Ash Lane

No Mans Heath | B79 OPD | Guide Price £450,000

**ROYSTON  
& LUND**



- Guide Price £450,000 to £475,000
- Currently Two Beds (Main bedroom turned into one larger room)
- Utility + Downstairs WC
- Versatile Living
- EPC Rating E
- Detached Cottage
- Generous Plot with Double Garage + Summerhouse
- Lounge + Sitting Room
- Freehold
- Council Tax Band E







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Welcome to this charming detached cottage located on Ash Lane in the peaceful village of No Mans Heath, Tamworth. This delightful property is currently set out as a two bedroom home but could very easily be converted back into a three bed with the addition of a partition wall. Set back from the road with a gated driveway on a generous plot, this cottage comes with a double garage/workshop and a summerhouse. The quiet location adds to the appeal of this lovely home, providing a tranquil retreat from the hustle and bustle of everyday life.



In brief the ground floor comprises a lounge, sitting room, kitchen/diner with separate utility room and a downstairs WC. To the first floor there are two generous double bedroom bedrooms, a four piece bathroom consisting of a freestanding bath, shower, WC and wash basin & there is an ensuite shower room. The main bedroom currently occupies the space of two bedrooms and would only need a partition wall to split back into two rooms.

To the rear of the property there is a landscaped garden with patio area, hottub, lawn, mature shrubs, trees, double garage/workshop & summerhouse.

Don't miss out on the opportunity to own this characterful cottage with its abundance of charm and potential. Book a viewing today and envision the possibilities that this property holds for you.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**Ground Floor**  
Approx. 153.6 sq. metres (1653.8 sq. feet)



**First Floor**  
Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 205.2 sq. metres (2208.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or misstatement. This plan is for illustrative purposes only, and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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