

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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Tamworth | 01827 68444 (option 1)



- AMAZING OPPORTUNITY
- FORMER POST OFFICE/BED AND BREAKFAST IN POPULAR VILLAGE
- 4 EN SUITED DOUBLE BEDROOMS AND FURTHER 5TH

Harlaston Post Office , 1 & 2 Main Road, Harlaston, Tamworth, B79 9JU

£460,000



Property Description

What a unique opportunity! This traditional end of terrace cottage stands on a corner plot at the junction of Main Road and Manor Lane in the highly sought after village of Harlston which lies just outside of Tamworth and is fantastically position for commuting via the excellent surrounding road network yet offering all the facilities of a quaint village. Being very deceptively spacious the property was originally two houses which have been knocked through to create one.

The property has up until the last two or three years been run as the local Post Office with additional bed and breakfast accommodation.

The main accommodation provides four en suite double bedrooms together with a fifth bedroom/nursery leading off bedroom one. The ground floor incorporates a sitting room and open plan conservatory, very large fitted kitchen and large dining room, laundry room/second kitchen with toilet facilities leading off, together with the Post Office shop which runs across the front of the property and could be utilised as a reception room.

The rear garden incorporates a garage and gated driveway together with two lawned garden areas with boundary screening hedges.

Situated opposite St Matthews church in the heart of the village the accommodation is served by oil fired central heating and has UPVC double glazed to the majority of the rooms.

Opportunities to acquire properties such as this are rare and viewing is highly recommended. In more detail the accommodation comprises:-

SITTING ROOM/CONSERVATORY 22' x 12' 3" (6.71m x 3.73m) With double glazed sash window to the front, two radiators, fireplace with inset LPG fire, double glazed windows and double doors to the conservatory rear, electric panel heater and glazed door leading to:-

DINING ROOM 9' 8" x 26' 6" (2.95m x 8.08m) With two radiators, two interior windows, cupboard under stairs and bar style double swing doors leading to:-

FITTED KITCHEN 10' 7" x 17' 7" (3.23m x 5.36m) With air con unit, dual aspect double glazed windows, stainless steel sink unit, comprehensive range of base cupboards and pan drawers, tiled splash backs to work surfaces, wall cupboards, electric hob with extractor over, electric oven and further oven, dishwasher, part polycarbonated roof, glazed door leading to:-

LARGE LAUNDRY/SECOND KITCHEN 20' x 7' 11" max (6.1m x 2.41m) With doors to the dining room and kitchen, dual aspect double glazed windows, stainless steel sink unit, base cupboards, wall cupboards, tiled splash backs, excellent range of larder style units.

SEPERATE TOILET With low level wc and double glazed window.

INNER LOBBY Off the dining room, with staircase leading up and door to:-

SHOP 11' 7" x 26' 3" (3.53m x 8m) With glazed front door and two further single glazed windows to front, Post Office counter with appropriate bullet proof screening, variety of shelving and counter and storeroom leading off.

FIRST FLOOR LANDING With built-in cupboard having double doors.

BEDROOM ONE 9' 9" x 12' 3" plus wardrobe (2.97m x 3.73m) With built-in triple wardrobes, radiator, double glazed window to side.

EN SUITE SHOWER ROOM 10' 7" x 7' 10" (3.23m x 2.39m) Double glazed window, low level wc, pedestal wash hand basin, large shower compartment with thermostatic shower over, airing cupboard housing hot water tank, radiator, half tiled walls.

BEDROOM FIVE/NURSERY 12' x 12' 3" (3.66m x 3.73m) With double glazed windows to front and rear, the front being a sash style window, two radiators.

BEDROOM TWO 13' x 12' 6" max 9' 4" min (3.96m x 3.81m) With radiator, double glazed window to rear.

EN SUITE BATHROOM 11' x 7' 3" (3.35m x 2.21m) With double glazed window to rear, panelled bath with tiled splash back, pedestal wash basin, low level wc, separated shower compartment with thermostatic shower and radiator.

BEDROOM THREE 11' 6" x 12' 2" plus chimney breast (3.51m x 3.71m) With radiator, double glazed sash window to front, wash basin with vanity cupboard under, fitted wardrobes and incorporating bed space.

JACK AND JILL EN SUITE SHOWER ROOM With wash basin, low level wc, shower compartment with thermostatic shower over, radiator.

BEDROOM FOUR 11' 9" x 11' 3" plus chimney breast (3.58m x 3.43m) With radiator, double glazed sash window to front, access to loft and sharing the Jack and Jill en suite.

GARDENS The rear incorporates two lawned areas, to the side incorporating a raised pond, screening laurel hedges and personal gated access to Main Road. There are double gates onto Manor Lane providing access to a block paved driveway and additional parking together with further lawned garden area and garden shed.

There is an electric sun canopy to the side of the house providing screening to the conservatory.

DETACHED GARAGE 20' 2" x 9' (6.15m x 2.74m) Being of pre-cast concrete construction with an up and over door and side door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BOILER ROOM Housing the oil fired central heating boiler.

AGENTS NOTE The property is served by mains electric, water and drainage. There is no gas in the village, central heating is via oil.

Council Tax Band E - Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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