

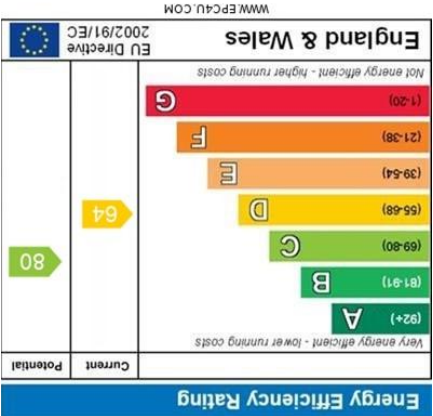
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- STUNNING CANAL SIDE LOCATION
- OPEN COUNTRYSIDE VIEWS TO THE REAR
- PARKING FOR 4 CARS
- LOW MAINTENANCE LANDSCAPED GARDEN
- MASTER BEDROOM WITH EN SITE BATHROOM



Spring Lane, Whittington, Lichfield, WS14 9NA

Offers Over £395,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A greatly improved four bedroom semi detached family home nestled alongside the Fazeley and Coventry Canal in the centre of the ever popular village of Whittington, dose to all the village amenities and village primary school. In brief the property offers entrance hallway, guest w.c, and useful utility room giving access internally to the single garage. The extended re fitted kitchen diner overlooks the garden and leads seamlessly through to the generous lounge with bay window to front and French doors to the rear garden. A contemporary 'Dru' living flame log effect gas fire completes the room. To the first floor there are two generous double bedrooms and a good sized single bedroom. All bedrooms on the first floor benefit from built in double wardrobes. The first floor also offers a fully tiled family shower room. There is a further staircase from the first floor landing leading to the master bedroom suite comprising generous double bedroom with wall to wall bespoke fitted wardrobes and matching drawers. The views from this bedroom are stunning, over open fields and countryside. Floor to ceiling triple glazed French doors with a wrought iron Juliette balcony only improve the already delightful view. The master suite is further enhanced with a fully tiled Villeroy and Boch suite bathroom suite. Outside there is a block paved driveway offering parking for 4 vehicles, and side gated access leads to the stunning, recently landscaped low maintenance rear garden. With two separate porcelain tiled patio areas, raised decking area and AstroTurf lawn, this really is the perfect garden for those who don't garden yet offers excellent entertaining space and views of the canal right at the bottom of the garden! Raised lit planters complete the simple yet beautiful external space.

Under the Code of Practice for Residential Estate Agents Green and Company now declare that the vendors of the property are employees of Green and Company, and we now report that fact.

ENTRANCE PORCH With UPVC door and double glazed windows. Further glazed door leading to

ENTRANCE HALLWAY with stairs leading to first floor, wall mounted radiator, door to utility room and guest w.c

UTILITY ROOM 3' 7" x 7' 10" (1.09m x 2.39m) With space for washing machine and tumble dryer, water softener, door to garage, wall mounted radiator and door to

GUEST W.C Low level flush w.c, wall mounted wash hand basin, tiled splashback, double glazed window to side, wall mounted radiator.

KITCHEN DINER 18' 7" x 11' 1" (5.66m x 3.38m) Range of wall mounted and base units with Quartz work surfaces and smoked mirror splashbacks. Integrated full height fridge, integrated dishwasher, microwave, double self cleaning 'slide and hide' ovens, built in pantry with fitted shelving. Velux skylight, double glazed Everest French doors to garden, wall mounted radiator, opening through to

LOUNGE 21' 6" x 10' 5" (6.55m x 3.18m) With double glazed bay window to front aspect, double glazed French doors to rear decking area. Vertical wall mounted radiator, living flame, log effect contemporary Dru gas fire, two ceiling lights.

LANDING With stairs rising to loft bedroom, doors off to all three bedrooms, door to shower room, double glazed window to side.

BEDROOM TWO 10' 5" x 12' 1" (3.18m x 3.68m) With large picture window overlooking the canal and open countryside, wall mounted radiator, double built in wardrobe.

BEDROOM THREE 10' 8" x 9' 2" (3.25m x 2.79m) With double glazed window to front aspect, wall mounted radiator, double built in wardrobe plus additional double fitted wardrobe.

BEDROOM FOUR 7' 0" x 9' 0" (2.13m x 2.74m) Double glazed window to front aspect, wall mounted radiator, double built in wardrobe.

FAMILY SHOWER ROOM 7' 8" x 8' 4" (2.34m x 2.54m) Three piece suite comprising tiled double shower cubicle, wall mounted wash hand basin, low level flush w.c, two wall mounted heated towel rails, obscure glazed double glazed windows to rear. Tiled floor and walls. Recessed spot lights to ceiling.

BEDROOM ONE 13' 6" x 13' 9" (4.11m x 4.19m) With triple glazed French doors and matching floor to ceiling side light windows overlooking canal and open countryside beyond. double glazed Velux window to front. Range of wall to wall bespoke built in wardrobes with matching drawers, recessed spot lights to ceiling. Door to

EN SUITE BATHROOM A three piece Villeroy and Boch bathroom suite, tiled floor and walls, Double glazed window to side aspect, extractor fan, wall mounted heated towel radiator, recessed spot lights to ceiling.

OUTSIDE 5' 2" x 9' 9" (1.57m x 2.97m) To the front of the property is a block paved drive sufficient to park 4 cars. Pedestrian access to the side gate giving access to the rear garden

REAR GARDEN Fully landscaped garden adjacent to the Coventry Canal offering raised decking area, two separate porcelain tiled patio areas, generous low maintenance astro turf lawn, 8 external power sockets, Garden shed with light, two raised planters two external wall mounted lights plus further sensor security light.

Council Tax Band C - Lichfield

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed on completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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