



The top photograph shows the front elevation of a two-story red brick house. It features a dark brown tiled roof with three dormer windows. The ground floor has a central light blue door with a diamond-patterned glass panel, flanked by windows with white frames and shutters. To the right, there are two more windows, one of which is arched. A large green vine is climbing the wall to the right of the door. The bottom photograph shows the rear garden of the property. It has a paved patio area with a large brown patio umbrella, a hanging basket, and a barbecue. The garden is bordered by a red brick wall on the right and a white door on the left.

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- A large, two-story brick house with a gravel driveway and a blue sky. The house features a mix of red and brown bricks, white window frames, and a white front door. A large chimney is visible on the right side of the roof. The driveway is made of grey gravel, and there is a paved area on the right. The sky is blue with some clouds.

£695,000



Property Description

Situated in the heart of this delightful village within dose proximity to the village church, Walled Garden, pub and other village amenities is this 5 bedroom four reception room spacious and versatile Grade 11 listed character property. Presented immaculately throughout, and offering deceptively spadousaccommodation this stunning family home offers everything a growing family could wish for!

Entrance is gained via half wood door leading to:-

ENTRANCE HALLWAY With doors off to lounge, ground floor cloakroom and boot room and stairs rising to first floor.

GUEST CLOAKROOM Comprising three piece white suite including low level flush wc, pedestal wash hand basin with chrome mixer tap, shower enclosure with Triton shower.

LIVING ROOM 18' 8" x 18' 3" (5.69m x 5.56m) A generously proportioned room with lots of character, boasting an inglenook style fireplace with cast iron range fire, solid oak flooring, three wall mounted radiators, beams to ceiling windows to front.

USEFUL BOOT ROOM With fitted shoe shelving, coat hooks and large mirror, door leading to:-

FAMILY ROOM 17' 11" x 12' 6" (5.46m x 3.81m) An open plan family room with three windows to the front, open plan into dining area, exposed beams to ceiling, radiator.

DINING AREA 25' 7" x 9' 1" (7.8m x 2.77m) Can be used a further sitting area with windows to rear aspect, quarry tiled flooring, castiron log burner in red brick chimney breast, wall mounted radiator, recess spotlights to ceiling, door leading to rear driveway and further garden area, opening through to studyand door to utility room.

STUDY AREA 10' 4" x 8' 3" (3.15m x 2.51m) With further door leading to kitchen and utility room.

KITCHEN 19' x 8' 7" (5.79m x 2.62m) A well proportioned functional kitchen comprising an excellent range of wall mounted and base units, with one and a half bowl ceramic sink and mixer taps over, set into wood block work surface, integrated dshwasher, space for American style fridge/freezer and range style cooker with extractor hood over, recess spotlights to ceiling, wood effect flooring, two windows to the side aspect, stable door leading to garden.

LARGE UTILITY ROOM 13' 1" x 8' 4" (3.99m x 2.54m) A generously proportioned utility room fitted with an excellentrage of base units with stainless steel sink and mixer taps, solid block wood surface over, space and plumbing for washing machine and tumble dryer, wood effect flooring, two windows overlooking rear garden, further door opening to rear porch/storage.

REAR PORCH/STORAGE A really useful space with plenty of storage, further work surfaces, excellent space for pets, dogs, storage etc. Door leading to garden.

FIRST FLOOR LANDING Large landing with feature exposed beams, double glazed window overlooking the rear garden, access to loft space, wall to wall built-in wardrobes with sliding doors, hanging rails and shelving.

MASTER BEDROOM 20' 1" x 9' 7" (6.12m x 2.92m) A really well proportioned bedroom with dual aspect windows to two elevations, three wall mounted central heating radiators, coving to ceiling.

EN SUITE SHOWER ROOM A modern three piece suite comprising low level flush wc, wash hand basin set in vanity unit, corner tiled shower cubide with Triton shower, fully tiled walls, wood effect flooring, recess spotlights to ceiling and extractor fan.

BEDROOM TWO 17' 10" x 12' 4" (5.44m x 3.76m) A large double bedroom with great sized built-in walk-in wardrobe with sliding doors to front, exposed beams and window to side aspect.

BEDROOM THREE Another double bedrooms with dual aspect windows and an excellent range of built-in wardrobes, wall mounted radiator and exposed beams.

BEDROOM FOUR 13' 1" x 10' 3" (3.99m x 3.12m) A further well proportioned double bedroom with exposed beams, wall mounted radiator and window to front aspect.

BEDROOM FIVE 12' 4" x 9' 10" (3.76m x 3m) A excellent double bedroom with fitted radiator, window to front aspect, exposed beams.

FAMILY BATHROOM 9' 10" x 8' 4" (3m x 2.54m) A classically styled four piece suite comprising high level flush wc, pedestal wash hand basin, spa style shower and free-standing slipper rolled top bath with chrome daward and ball feet, wall mounted radiator, part timber clad walls, exposed beams, recess spotlights, extractor fan, window.

OUTSIDE There is off road parking for multiple vehicles to the rear of the property with lawned garden area, all enclosed by brick wall.

To the rear of the property there is a secluded low maintenance courtyard style patio garden with storage facilities.

The property sits in the middle of the incredibly popular village of Elford within walking distance to Elford's cricket ground, beautiful walled gardens, river with picnic benches, local pub and the many other facilities that Elford has to offer.

Council Tax Band F - Lichfield

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

Mobile coverage for:
EE, O2 and Vodafone - Good outdoor
Three - Variable outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Openreach

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 to 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.

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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444