



Cottage Two Tamworth Road, Packington
Lichfield WS14 9PU

Downes & Daughters
ESTATE AGENCY

Cottage Two Tamworth Road, Packington
Lichfield WS14 9PU
£365,000

A rare opportunity to acquire a cottage style property occupying an extensive plot in a pretty rural location. Packington is located to the south of Whittington, within easy reach of both Lichfield and Tamworth and is surrounded by rolling Staffordshire countryside on all sides. It also falls within the King Edward's catchment area. The house itself is in need of updating and offers a huge amount of potential subject to the relevant planning consents. The charming accommodation is laid out over two floors with the ground floor providing an entrance hallway, living and dining room, kitchen and a ground floor shower room, whilst the first floor boasts a landing, three bedrooms and a shower room. The real treat lies outside with the substantial plot offering an extensive gated private driveway, mature gardens, with rear patio courtyard, detached garage, large summer house and further storage shed.

Viewing really is essential to appreciate the charming nature of this home and its future potential.

GROUND FLOOR

Entrance Hallway • Ground Floor Shower Room • Utility cupboard • Living Room Opening In To... • Dining Room • Kitchen

FIRST FLOOR

Landing • Bedroom One (fitted wardrobes) • Bedroom Two (fitted wardrobes) • Bedroom Three (fitted wardrobes) • Shower Room

OUTSIDE

Extensive Gated Block Paved Driveway • Detached Double Garage • Mature Gardens On Three Sides • Rear Block Paved Patio Seating Area • Timber Summerhouse & Shed

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Double Glazing • Oil fired Central Heating • King Edward's Catchment



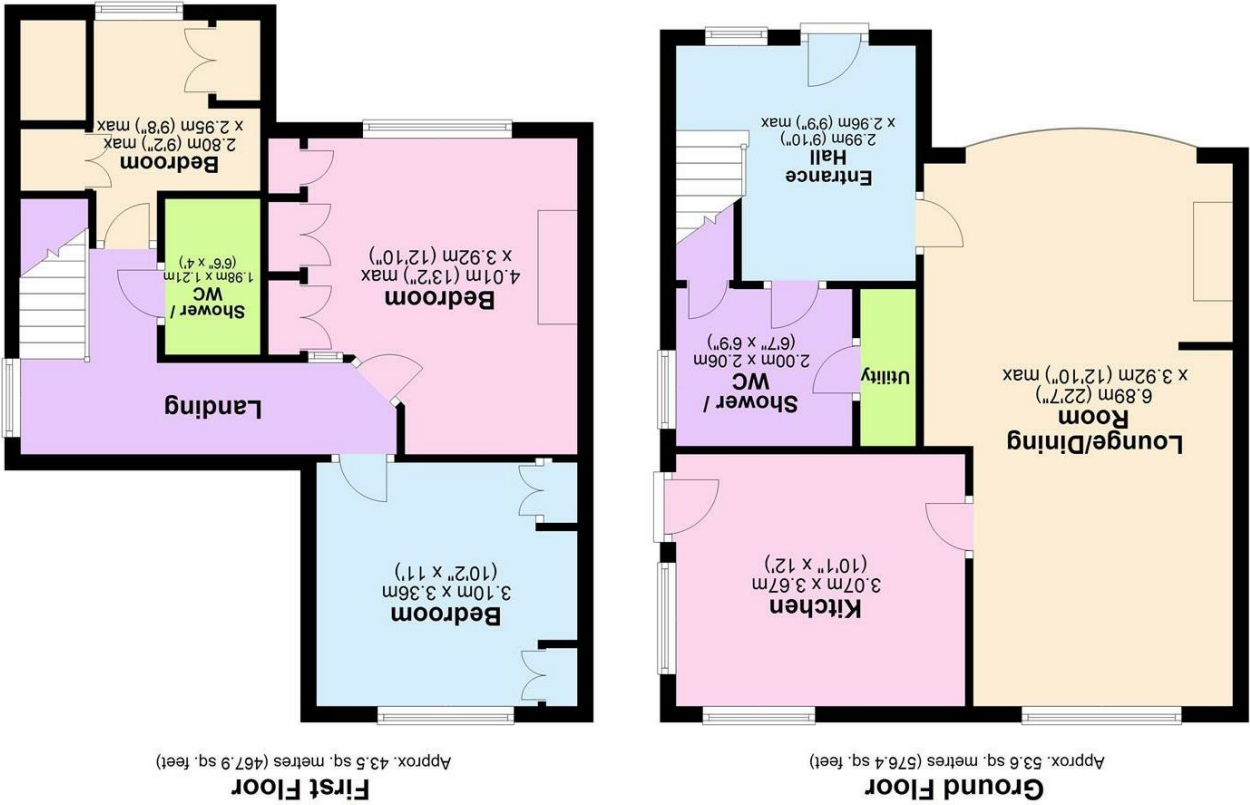




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Total area: approx. 97.0 sq. metres (1044.3 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	79
Target	46
Very environmentally friendly - lower CO ₂ emissions (123 points) A	
Environmentally friendly (81-91) B	
Decent (69-80) C	
Average (55-68) D	
Poor (38-54) E	
Very poor (13-37) F	
Unacceptable (1-12) G	

Energy Efficiency Rating	
Current	46
Target	79
Very energy efficient - lower running costs (92 points) A	
Energy efficient (69-80) B	
Decent (55-68) C	
Average (38-54) D	
Poor (13-37) E	
Very poor (1-12) F	
Unacceptable (1-12) G	