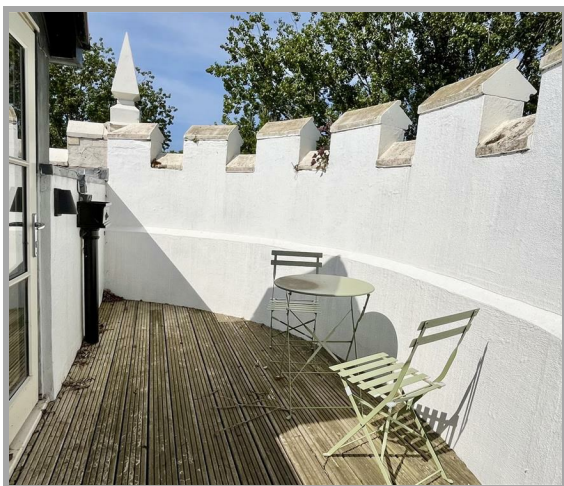




PACKINGTON HALL/MEWS, PACKINGTON, WS14 9HJ
£560,000



A truly exceptional, three bedroomed penthouse apartment set within the iconic and historical Grade II listed Packington Hall, this impressive residence effortlessly blends heritage charm with contemporary living. Renovated to a modern standard while preserving its characterful architecture, the home offers generous proportions and a remarkable sense of space throughout – making it a standout opportunity for discerning buyers. Located within easy reach of Lichfield, a thriving and cultural hub renowned for its creativity, picturesque surroundings, and vibrant community spirit, this home benefits from close proximity to a wealth of amenities, eateries, boutique shops and transport links, with nearby towns and villages further enhancing its appeal. Internally, the apartment enjoys the comforts of double glazing and LPG Calor gas (both where specified) and briefly comprises: a welcoming entrance hall, an inviting family lounge with direct access to a private balcony and a modern fitted breakfast kitchen ideal for casual dining and entertaining. All three bedrooms are spacious doubles, with two featuring walk-in dressing areas. The master suite also boasts a private balcony and a luxurious en-suite bathroom. A further fully fitted bathroom services the remaining bedrooms with style and functionality. Accessed via a beautiful oak stairwell behind a secure intercom door release system, the apartment also enjoys the benefit of two allocated parking spaces directly outside its accompanying garages, approached via a tarmac drive. To fully appreciate the scale, elegance and exceptional lifestyle offered by this unique home, internal inspection is highly recommended.

The property further benefits from luxurious Porcelanosa bathrooms, underscoring the high standard of finish throughout, while thorough insulation to both flooring and walls ensures year-round comfort and efficiency. The developer's thoughtful and meticulous reconfiguration of this listed building is nothing short of outstanding — a perfect blend of heritage elegance and contemporary design that will undoubtedly captivate its eventual owners.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
Tel: 0121 313 2888 Email: walmley@acres.co.uk



Set back from the road behind a courtyard providing socialising and entertaining spaces, access is gained into the block via secure side intercom / door release system into:

COMMUNAL HALL:

A further internal secure door opens to staircase with stairs leading to the second floor and a front door opening to:

DEEP ENTRANCE HALL:

Doors open to a family lounge leading through to kitchen, three bedrooms, a fully comprehensive bathroom and storage, radiator.

FAMILY LOUNGE: 20'07 x 12'09:

PVC double glazed windows to fore and door to side opening to balcony, radiators, space for complete lounge suite, door back to entrance hall and access is provided to:

IMPRESSIVE FITTED BREAKFAST KITCHEN: 20'07 x 14'06:

Velux skylights over, matching wall and base units with integrated oven having grill over, full-line fridge and freezer, washing machine, dishwasher and wine fridge, edged work surfaces with matching upstands offering electric hob with extractor fitted and an inset sink with draining grooves cut to side, kitchen island provides space for bar stools, access is provided back to family lounge.

BEDROOM ONE: 15'01 x 13'05:

PVC double glazed windows to side and to fore, door opens to balcony,



TENURE: We have been informed by the vendor the property is Share of Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band:





built-in double wardrobes and space for walk-in dressing area, space for double bed and complimenting suite, radiators, door back to entrance hall and door opens to:

ENSUITE BATHROOM:

PVC double glazed window to rear and skylight over, suite comprising free-standing bath, walk-in shower, vanity his & hers wash hand basins and low level WC, tiled splashbacks and flooring, ladder style radiators, door back to bedroom.

BEDROOM TWO: 14'6 x 13'9:

PVC double glazed window to fore and skylights over, space for double bed and complimenting suite, radiator, door back to entrance hall and access is provided to walk-in dressing area.

BEDROOM THREE: 11'08 x 11'03:

PVC double glazed window to rear and skylight over, space for double bed and complimenting suite, radiator, door back to entrance hall.



FULLY COMPREHENSIVE FAMILY BATHROOM:

PVC double glazed window to rear having skylight over, suite comprising bath, step-in shower cubicle and vanity wash hand basin with WC, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.

GARAGES: (please check suitability for your own vehicle use):

Up and over garage doors to fore, located in separate block.

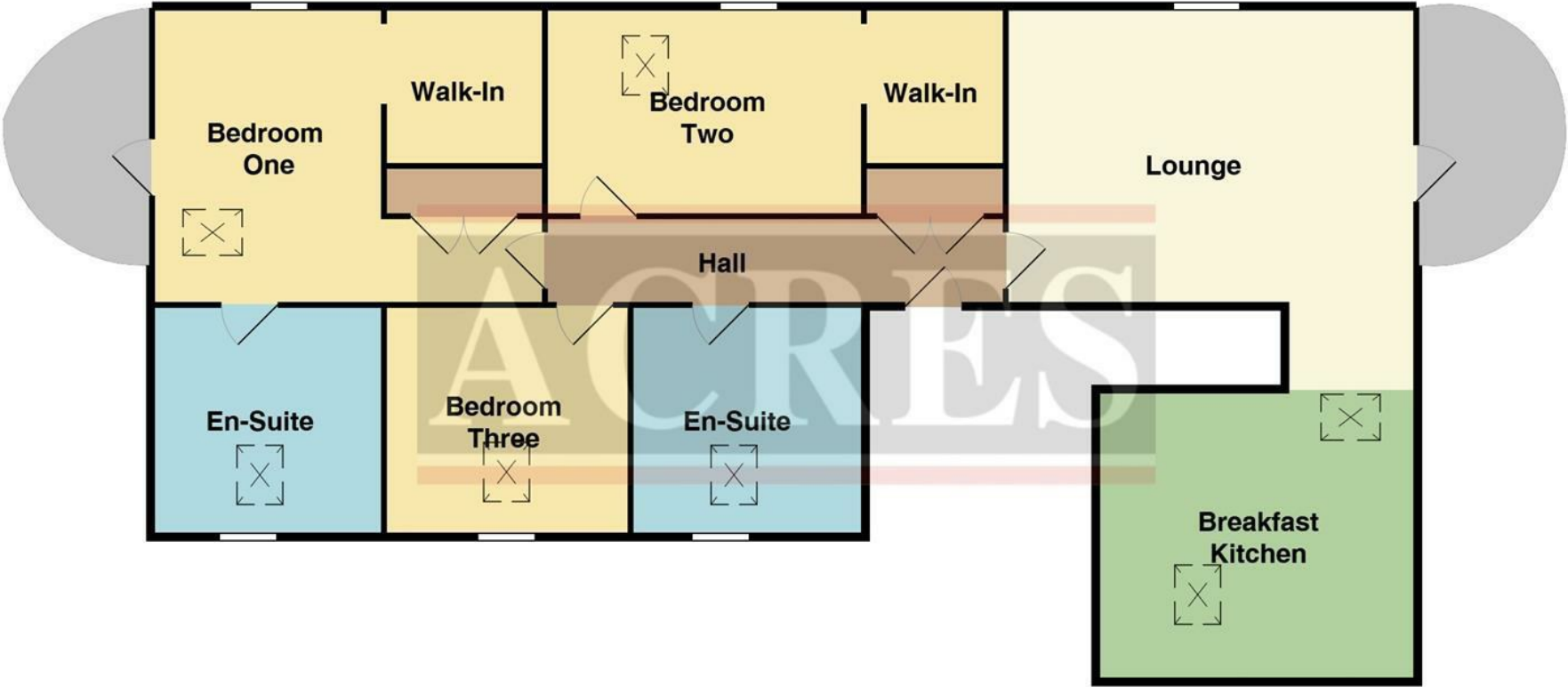


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Packington Hall, Lady Walk, Lichfield, WS14 9HJ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	67	67
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.