

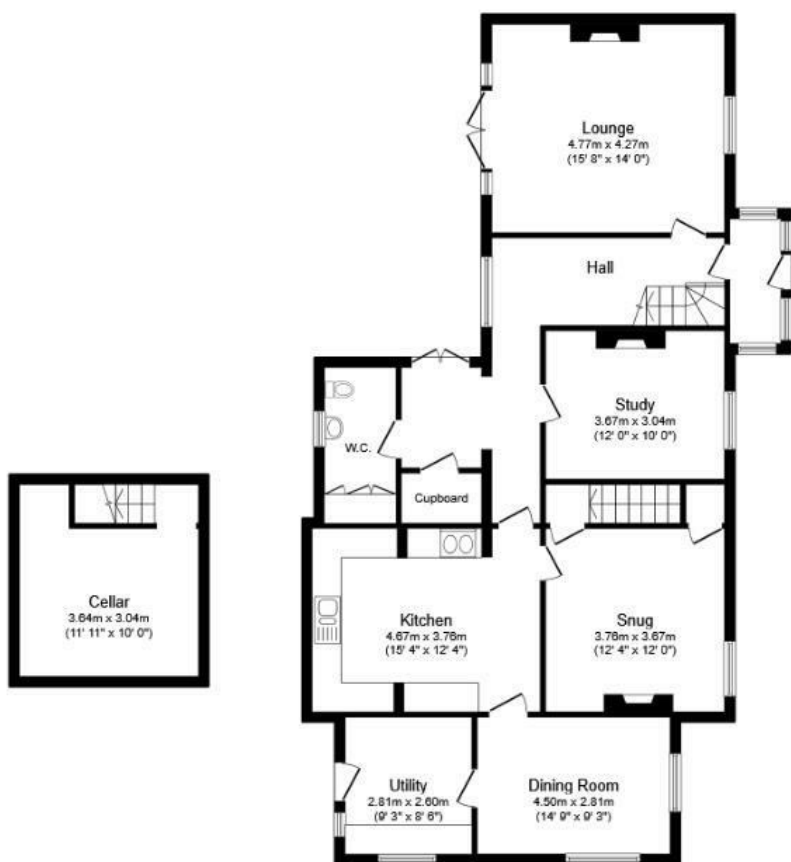


The Laurels Walsall Road, Springhill, Lichfield, WS14 0BX

Offers In Excess Of £675,000

this fabulous detached family home dates back to the 1840's and is located just on the outskirts of Lichfield. Brimming with original features and full of character and charm the property also boasts a plot of approximately one acre. Offering versatility for multi generational living or the opportunity for a home business in beautiful surroundings with a well established, private garden to the rear. The accommodation, in brief, comprises of; Entrance Porch, Reception Hallway, Guest WC, Lounge, Study, Snug/Family Room, Dining Room, Breakfast Kitchen and a Utility/Boot Room. First Floor Landing, Master Bedroom with En-suite, Two Further Double Bedrooms and a generous Family Bathroom. Gardens to Front, Side and Rear. Detached Double Garage with Shower facilities, Office and Workshop which has the potential to convert (STPP). Viewing is essential to appreciate the size and space this property offers. EPC rating - G

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Cellar
Floor area 14.5
sq.m. (156
sq.ft.)

Ground Floor
Floor area 114.5 sq.m. (1,232
sq.ft.)

First Floor
Floor area 73.6 sq.m.
(792 sq.ft.)

Garage Ground Floor
Floor area 46.1 sq.m.
(497 sq.ft.)

Garage First Floor
Floor area 34.9 sq.m.
(376 sq.ft.)

Total floor area: 283.6 sq.m. (3,052 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Porch

accessed from the front of the property via a wooden entrance door and having a ceiling light point, coir entrance mat and a door into the

Reception Hallway

a wonderful 'L' shaped hallway providing access to the ground floor accommodation and stairs leading to the first floor. Ceiling light point, ceiling spotlights, coving, decorative dado rail, radiator, useful fitted storage cupboard, wood flooring, double-glazed window over looking the rear garden and UPVC double-glazed French doors leading out to the rear storm porch which has a brick base with timber and a quarry tiled floor

Guest WC

recently refurbished and having a modern suite comprising of a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, ample fitted storage providing hanging and shelving space, tiling to the walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Lounge

having a multi-fuel burner on a tiled hearth with a wooden surround. Inset ceiling spotlights, decorative coving, radiator, solid oak flooring, double-glazed window overlooking the front aspect and double-glazed French doors onto the rear garden terrace

Study

having a feature cast iron fireplace. Ceiling light point, coving, radiator, solid oak flooring and a double-glazed window with fitted shutters overlooking the front aspect

Breakfast Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset acrylic sink and a half with drainer. Aga cooker housing the central heating boiler as well as an electric oven with a gas hob, extractor hood and appliance space for a dishwasher. Inset ceiling spotlights, part tiling to walls, solid oak flooring and a UPVC double-glazed window overlooking the rear garden

Snug/Family Room

having a decorative cast iron fireplace on a granite hearth with a wooden mantle and surround. Ceiling light point, radiator, useful fitted storage cupboard, access to the cellar, solid oak flooring and a double-glazed window overlooking the front aspect

Dining Room

having ceiling spotlights, coving, double-glazed window to the front and side aspects, a door leading out onto the courtyard seating area and a door into the

Utility/Boot Room

having base units with counter tops and an inset stainless steel sink with drainers. Appliance spaces for a washing machine, tumble drier and an American fridge-freezer. Ceiling strip light, part tiling to walls, wooden flooring, windows to the side and rear aspects and a wooden stable door onto the rear driveway

First Floor Landing

benefitting from a useful eaves storage room. Three wall light points, two radiators, decorative dado rail and two double-glazed windows providing plenty of natural light which overlook the rear garden

Master Bedroom

having a ceiling light point, coving, radiator, double-glazed window to the front aspect and French doors to the Juliette balcony overlooking the rear garden. Door into the

En-suite

having a shower enclosure with an overhead electric fitment, vanity hand wash basin and WC. Ceiling light point, tiling to the walls, radiator, tiled floor and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, coving, radiator and a UPVC double-glazed window with fitted shutters to the front aspect

Bedroom Three

with a lovely feature cast iron fireplace and a useful fitted storage cupboard. Ceiling light point, coving, radiator and a UPVC double-glazed window with fitted shutters to the front aspect

Family Bathroom

a large family bathroom with a four-piece suite comprising of a panelled bath, shower enclosure with an electric overhead fitment, vanity hand wash basin, bidet and a close-coupled WC. Ceiling light point, fully tiled to the walls and floor, useful fitted storage cupboard, radiator and a double-glazed window to the rear aspect

Garage and Office

the detached double garage can be accessed via up and over doors and has light and power. To the rear of the ground floor there is a WC, hand wash basin and shower enclosure. The first floor of the garage is currently set up as an office and benefits from a log burning stove. To the rear of the building there is a workshop/store.

There is a potential to further develop the garage building as a rental/air bnb (STPP) or could be used for a business if you work from home

Outside

the front of the property is elevated and set back from the road behind well established hedges and trees with a long track driveway leading up to the house. There is lawn to the front and a courtyard seating area with shrubs and plants to the side

the rear of the property has a block paved driveway in front of the detached double garage as well as further parking for several vehicles. The garden is well maintained and stocked with plenty of flowers, shrubs and trees providing lots of colour. The garden has secret nooks and provides a serene space to relax as well as being perfect for entertaining family and friends on the paved terrace.

AGENTS NOTES

we are required by law to disclose to any potential purchaser that the neighbouring property has had planning permission passed to build a Mausoleum and burial ground. This planning permission was passed in 2017 subject to the developer installing a roundabout as the first phase. No further works have been carried out since these plans were passed. Further information is available on the Lichfield District Council planning portal and potential purchasers are advised to make their own investigations.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



