



Walnut House Drayton Lane, Drayton Bassett Tamworth



Walnut House Drayton Lane, Drayton Bassett Tamworth B78 3TX

for sale
£725,000



Property Description

Located in the heart of Drayton Bassett Village close to St. Peters Church is this elegant Georgian family home. This property is set back from the road on a large plot behind a mature screened front garden with gravelled driveway, to the rear of the property are further gardens with countryside views. This property must be viewed to be appreciated, retaining many original features combined with modern day comforts. Possibility to extend to five bedrooms (joining the garage/playroom to the house).

The semi rural location is far from isolated, Drayton Bassett Village is set close to Tamworth and a short distance from both Sutton Coldfield and Lichfield. The M42, M6 and M6 Toll Road are all conveniently accessed together with a network of local A roads including the A5 and A38. Birmingham International Airport, NEC, the Belfrey Hotel and Golf Club and Drayton Park Golf Club are all similarly easy accessed.

Approach

Set comfortably back from the road via a gravelled driveway, opening out to a large drive for multiple vehicles with lawned area and mature shrubs and borders. (There is a possibility for sweep round drive. subject to council approval)

Reception Hall

Leading off to first floor, galleried landing, feature tiled flooring, a central heating radiator, dado rail, coving, door to cellar and doors to:

Lounge/sitting Room

13' x 13' into recess (3.96m x 3.96m into recess)
Sash window to front elevation, high ceilings, a central heating radiator, four wall light points, feature fireplace with back and hearth.

Dining Room

13' x 13' into recess (3.96m x 3.96m into recess)
Sash window to front elevation additional window to side elevation, high level ceilings, feature fireplace with granite back and hearth and four wall light points.

Breakfast Kitchen

14' max x 11' (4.27m max x 3.35m)
Being fitted to comprise of a range of wall and base units with work surfaces over, brick chimney breast with over mantle and cooking range Belfast style sink, tiled and wood flooring, window to rear, new central heating boiler and a fitted fridge/ freezer.

Breakfast Room

11' x 9' (3.35m x 2.74m)
Leading off kitchen, a central heating radiator, two wall light points and a window to rear elevation.

Sun Lounge With Conservatory

20' 10" max x 14' max (6.35m max x 4.27m max)
A versatile room with views to the rear, two sets of double opening doors to garden, a central heating radiator, feature fireplace with fitted electric stove..

Study/snug

11' x 7' (3.35m x 2.13m)
Two windows to side elevation, a central heating radiator and wood flooring.

Vaulted Cellar

Access via stairs off the hallway. The cellar could be easily converted into Gym/Bar/Office etc.

Utility Room

Comprising of a range of base units with work surfaces over, splash back tiling, integrated dishwasher and plumbing for a washing machine, a central heating radiator and tiled flooring.

Second Bathroom

White suite to comprise of a WC, shower, pedestal wash hand basin, tiled flooring and a central heating radiator.

Split Level Galleried Landing

Sash window to front elevation, high ceilings, a central heating radiator and loft access.

Bedroom One

13' x 13' into recess (3.96m x 3.96m into recess)
Sash window to front elevation, a central heating radiator, cast iron fireplace and a picture rail.

Bedroom Two

13' x 13' into recess plus wardrobes (3.96m x 3.96m into recess plus wardrobes)
Sash window to front elevation, a central heating radiator and double built in wardrobes.

Bedroom Three

12' 8" into wardrobes x 11' 2" (3.86m into wardrobes x 3.40m)
Window to rear elevation, a central heating radiator and fitted wardrobes.

Period Style Family Bathroom

Suite comprising of a roll top claw and ball bath with mixer taps and shower attachments, pedestal wash hand basin, WC with feature high level cistern, a central heating radiator, beamed ceiling and window to rear elevation.

Converted Double Garage

20' 9" x 18' 7" (6.32m x 5.66m)
Now games room and recording studio with power, light and leading to:

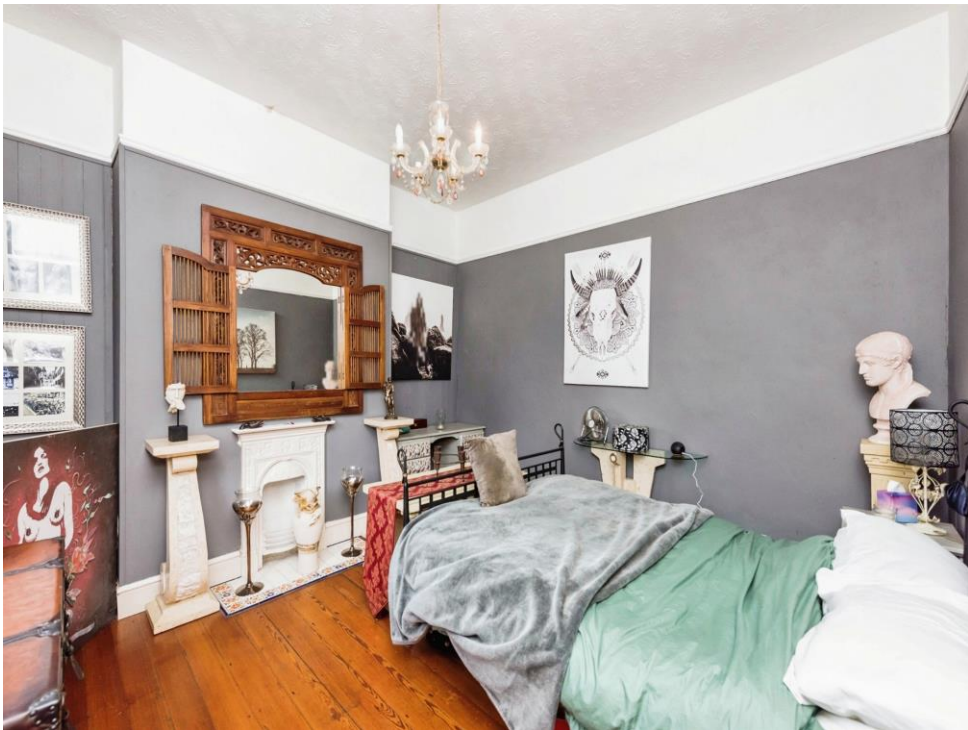
Recording Studio Area

10' 6" x 8' (3.20m x 2.44m)
Now games room and recording studio with power, light and leading to:

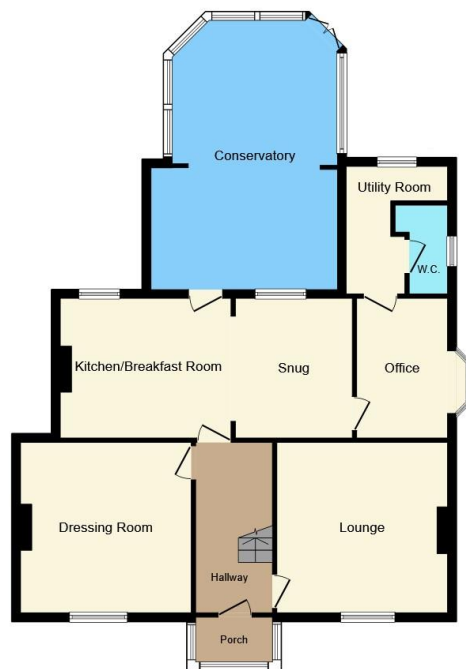
Rear Garden

Mature garden with shrubs and borders, hot tub (could be left in situ by separate negotiation), bar area and a seating area with country side views.

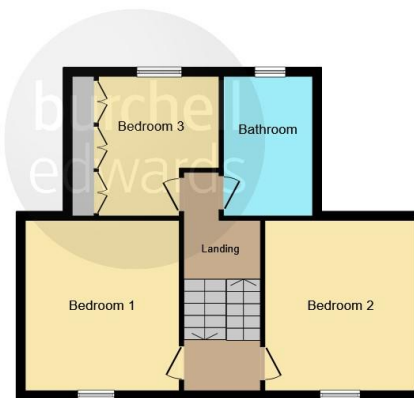








Ground Floor



First Floor



Outbuilding

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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