PAUL CARR Estate Agents
Sales & Lettings

Lichfield 01543 221800 Lichfield@paulcarrestateagents.Co.Uk



# Summerhill House, Walsall Road, Summerhill, Lichfield, WS14 0BU

**Offers in the Region Of £675,000**

## *Welcome to Summerhill House…..*

'Summerhill House' is a unique, extended family home with a self-contained ground floor annexe perfect for relatives, great for teenagers and suitable to rent out as an investment. Situated in a lovely, semi-rural setting next door to the popular Michelin Star restaurant 'The Boat' with canalside and countryside walks, this spacious and versatile detached residence offers generous living accommodation perfect for multi-generational families.
The front door opens into a welcoming entrance hall leading through to an impressive, extended open-plan kitchen & dining area creating a fabulous space for entertaining.
Large bi-fold doors open out to the beautiful rear garden making this a superb place for hosting parties, family gatherings and summer barbecues.
The stylish kitchen features solid Mistral worktops by Karonia, high gloss contemporary units and a comprehensive range of integrated appliances including two NEFF double ovens, quality extractor fan, microwave and warmer drawer, dishwasher and a central island with inset sink.
The cosy main living room is ideal for relaxing in the evening and features a large front facing window.
The standout feature of this unique property is the side annexe with its own front door accessible from the front of the property.
The large 25ft reception room is ideal as a living area and could also house a small kitchen if required.
The upgraded wet room leads from the double bedroom, a lovely sunroom overlooking the rear garden.
Upstairs, the property boasts four double bedrooms and a sleek modern bathroom.
There is excellent potential and ample space to add further en-suites if required.
Externally, the property continues to impress. The landscaped rear garden which is private and well-maintained, features a paved patio area ideal for outdoor entertaining and a lawned garden perfect for family activities or simply enjoying the peaceful surroundings. A brick-built outbuilding has electricity and light.
To the front a driveway offers parking with further on-street parking available on the road.
Summerhill is a semi-rural, canal side area located within easy reach of the M6 Toll, A5 and the A38 with road links to Lichfield, Cannock, Burntwood and Walsall.
This extended, detached family home is ideal for growing families or those seeking versatile accommodation for multi-generation living.
The annexe could also provide a fantastic office space or private area for beauty treatments, physio work etc (subject to relevant permissions).

**Call Paul Carr Lichfield to arrange an appointment to view!**

Tenure: We can confirm the property is Freehold.
Council Tax Band: We can confirm the Council Tax Band is D payable to Lichfield District Council.
Services Connected: Gas, Electric, Water (Own Septic Tank for Drainage)
Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800 or via lichfield@paulcarrestateagents.co.uk


Paul
Carr
Sales & Lettings

## Ground Floor Layout

**Porch**
**Entrance Hall**

**Kitchen**
6.67m (21'10") max x 3.74m (12'3") max

**Dining Area**
5.81m (19'1") x 4.04m (13'3")

**Utility Room**
2.95m (9'8") x 2.07m (6'10")

**Living Room**
5.64m (18'6") x 3.54m (11'7")

## First Floor Landing
6.62m (21'9") x 1.84m (6')

**Bedroom 2**
6.26m (20'6") x 3.43m (11'3")

**Bedroom 3**
5.60m (18'4") x 3.52m (11'6")

**Bedroom 4**
4.09m (13'5") x 3.90m (12'10")

**Bedroom 5**
3.74m (12'3") x 3.50m (11'6")

**Bathroom**
3.02m (9'11") x 2.77m (9'1")

## Ground Floor Annexe

**Bedroom 1**
7.76m (25'5") x 3.44m (11'3")
**Shower Room**
2.95m (9'8") x 2.20m (7'3")
**Sun Room**
4.04m (13'3") max x 3.65m (12')







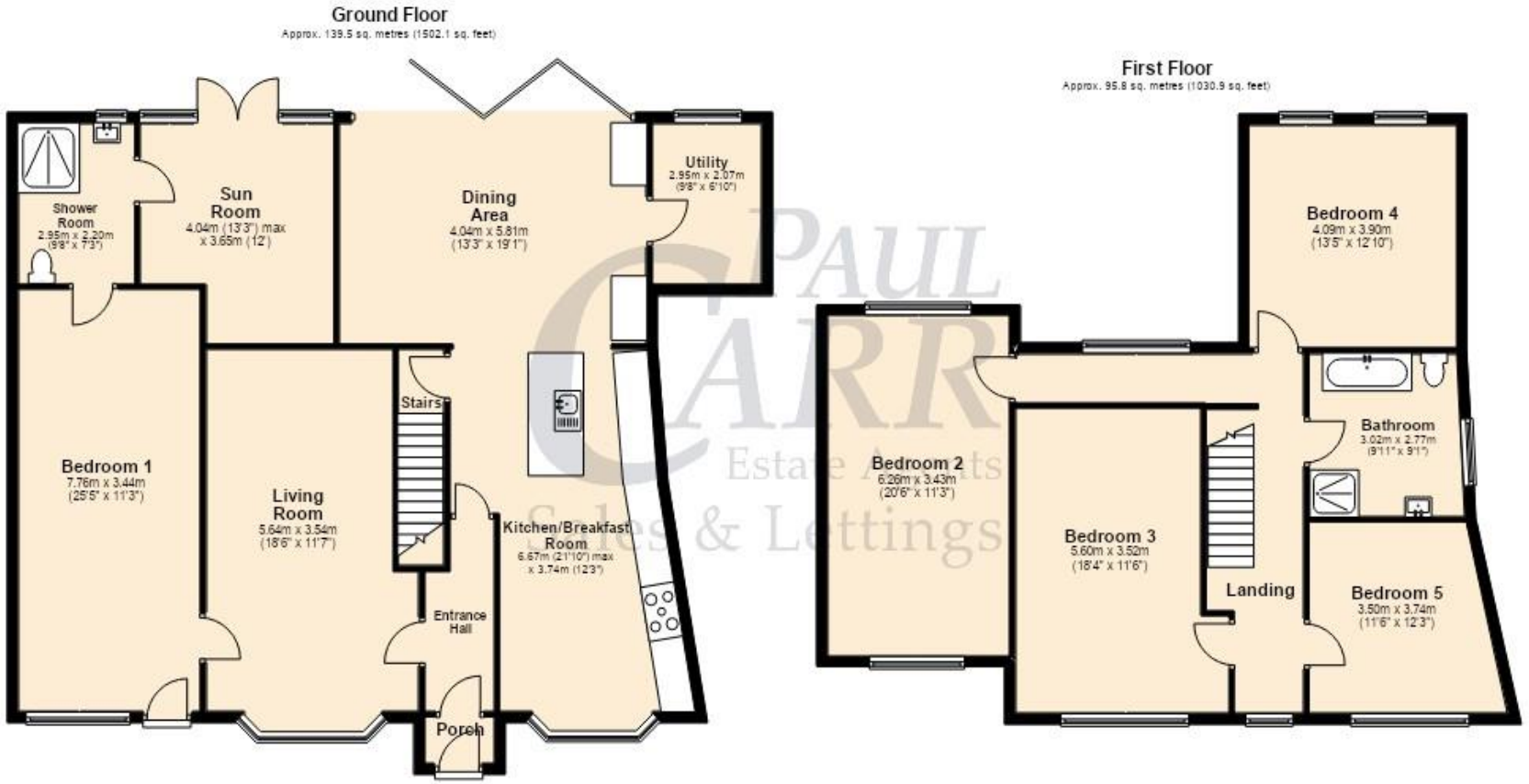






# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



















Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.