PAUL CARR Estate Agents Sales & Lettings

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Lynn Lane, Lynn
Lichfield, WS14 0EP

Offers in the Region Of £340,000

Generous Family Home Featuring Impressive Countryside Views

Note: Currently setup as a two-bedroom property with a large main bedroom overlooking open fields to the rear – scope to convert back to a 3-bedroom home if required

This fabulous rural property, with panoramic views over open fields, is conveniently located within easy reach of Shenstone, Stonnall and Lichfield and a short drive to the M6 Toll Road.
Set behind a driveway for several vehicles this generous family home has undergone an internal refurbishment programme in 2021 including a full electrical rewire, refitted kitchen and upgraded contemporary decor throughout.
The modern lounge has space for relaxing in the evening and a dining area is ideal for families to spend time together.
French doors open to the patio area and overlook the generous rear garden.
The stylish fitted kitchen has ample space for storage and features a large picture window taking in the impressive views over open fields at the rear. Off the kitchen is a guest WC and the former garage is now a versatile office space with its own front entrance.
A laundry room at the rear has space for appliances, is perfect for pets and leads out to the rear garden.
Upstairs the layout has been amended from the original 3-bedroom plan, with the two rear bedrooms knocked into one large main bedroom taking advantage of stunning views over open countryside.
Generous fitted wardrobes have also been added.
The second double bedroom has a built-in cupboard and enjoys views to the front over open fields. Finishing the upstairs is the refitted, contemporary style bathroom featuring a P-shaped bath with a rainfall shower over.
To the front is a canopy porch and new composite front door, a driveway for multiple vehicles with an electric car charging point and fabulous views.
The rear garden offers plenty of space for families to enjoy, children to play and adults to relax with unspoilt views over open fields.
Requiring some external cosmetic improvement to complete the transformation, this spacious family home is set in a highly desirable area and offers excellent scope for extending and adding value (subject to relevant planning consent).

Tenure: We can confirm the property is Freehold.
Council Tax Band: We can confirm the Council Tax Band is payable to Lichfield District Council.
Services Connected: Electric, Water, Mains Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800 or via lichfield@paulcarrestateagents.co.uk


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Ground Floor

Entrance Hall
2.68m (8'9") max x 1.71m (5'7")

Living Room
5.31m (17'5") max x 3.35m (11')

Kitchen
3.50m (11'6") x 2.90m (9'6")

WC

Office
2.94m (9'8") x 2.58m (8'6")

Laundry Room
2.58m (8'6") x 2.27m (7'5")

First Floor

Landing

Bedroom 1
7.08m (23'3") x 2.69m (8'10")
Fitted Wardrobes

Bedroom 2
2.66m (8'9") x 2.65m (8'8") max

Bathroom
2.35m (7'9") x 2.26m (7'5")







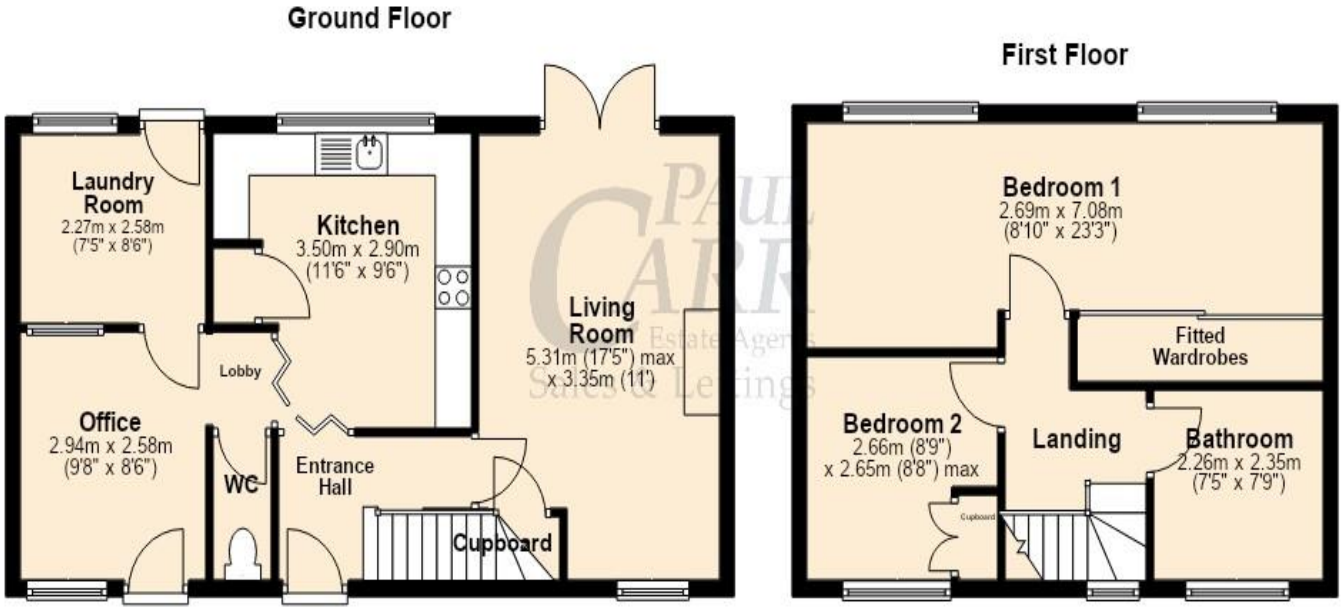




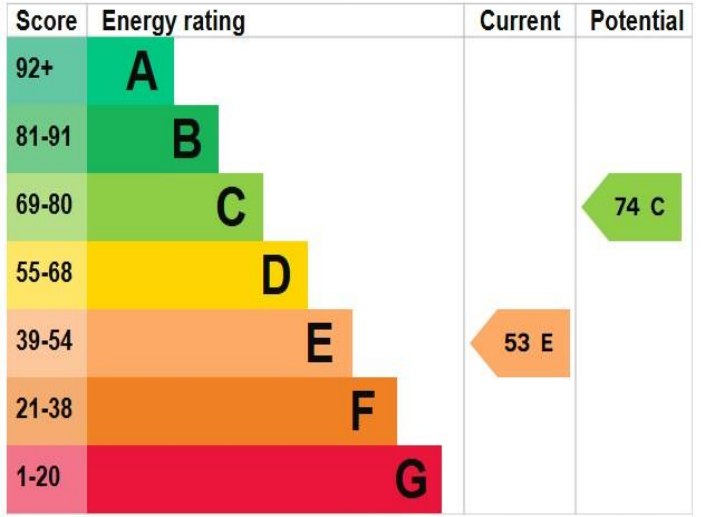


Floor Plan

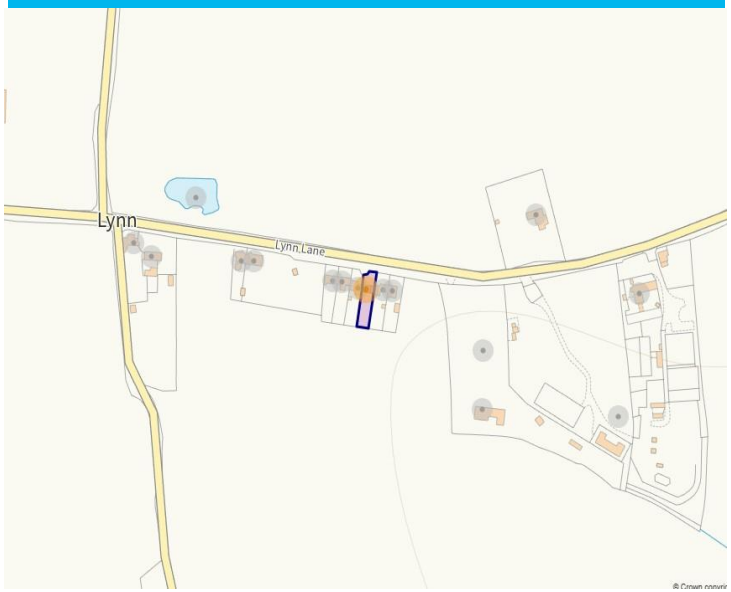
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location













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: 31st Oct 26

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.

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