

# Pessall Lane

Edingale, Tamworth, B79 9JN

John German





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£695,000

A stunning home with wonderful views across fields, extended, renovated & ready to move into with an impressive kitchen/dining/living space, lounge with log burner, dining room, utility & guest WC. Five well presented bedrooms with contemporary ensuite & separate shower room. Oversized double garage & in & out drive all set in a pretty village location.



Set behind a horseshoe in and out driveway is this impressive village home. Extended, renovated and beautifully presented together with wonderful views to rear this is a fabulous property for family buyers, upsizers, downsizers alike.

The front door opens through a separate porch into a welcoming hall where stairs and doors lead off. To the left is a light and spacious L-shaped lounge with a contemporary log burner adding a cosy feel. A large picture window frames views to the front of the property, with garden and open field views to the rear.

Across the hall is a good size dining room with views to the front, this could also be an ideal family/tv room or spacious home office.

The highlight of the house is an amazing extended open plan kitchen/dining/living space with French doors framing stunning views and a roof lantern adding plenty of natural light. There is underfloor heating through this space with plenty of room for a dining table and seating make it ideal for entertaining. The kitchen is superbly equipped with an extensive range of units and matching island with quality worksurfaces. The cooker is available by separate negotiation and there is also the benefit of an integral fridge, freezer, drinks fridge and dishwasher, tiled floor and spotlights complete the look of this superb room.

A pocket door from the kitchen opens into a useful utility room with space for washing machine and tumble drier. There is also a refitted guest WC and completing the ground floor is a very handy sized boot room accessible externally through a side entrance at the front of the property and leading out through a second door to the rear gardens. The boot room provides adequate space for coats and shoes.

To the first floor where the house has the flexibility of five bedrooms. The master is a generous double with views to front and a well appointed ensuite shower room. The master also contains a walk-in wardrobe and useful storage cupboard. Bedrooms two, three, four and five are served by an immaculate shower room. The landing area affords access to ample loft space which is partially boarded.

The generous driveway with parking for several cars gives access to a good size double garage with a 'Hormann' electric door. The garage is ideal for a car enthusiast or workshop/hobby/storage space with a door open to rear. The garage itself provides potential to further create additional living space. Access to loft space above the garage provides further storage.

The rear gardens enjoy stunning views across fields and countryside with a westerly aspect perfect for afternoon/evening sunshine with shaped lawns and a paved terrace ideal for patio furniture. Discretely positioned to the side of the garage is a separate generous log store.

The village is served by Mary Howard Primary School and John Taylor Academy (with school bus service) at Barton under Needwood. Set in the midst of unspoilt countryside yet still handily positioned for access to the A38, A50, M6, Lichfield, Tamworth, Ashby de la Zouch, Derby and Burton upon Trent. Harlaston Village is just over a mile away with a public house. Alrewas Village is approximately 4 miles away with various amenities and canal side walks. The village is also well placed for rail travel from Tamworth and Lichfield.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

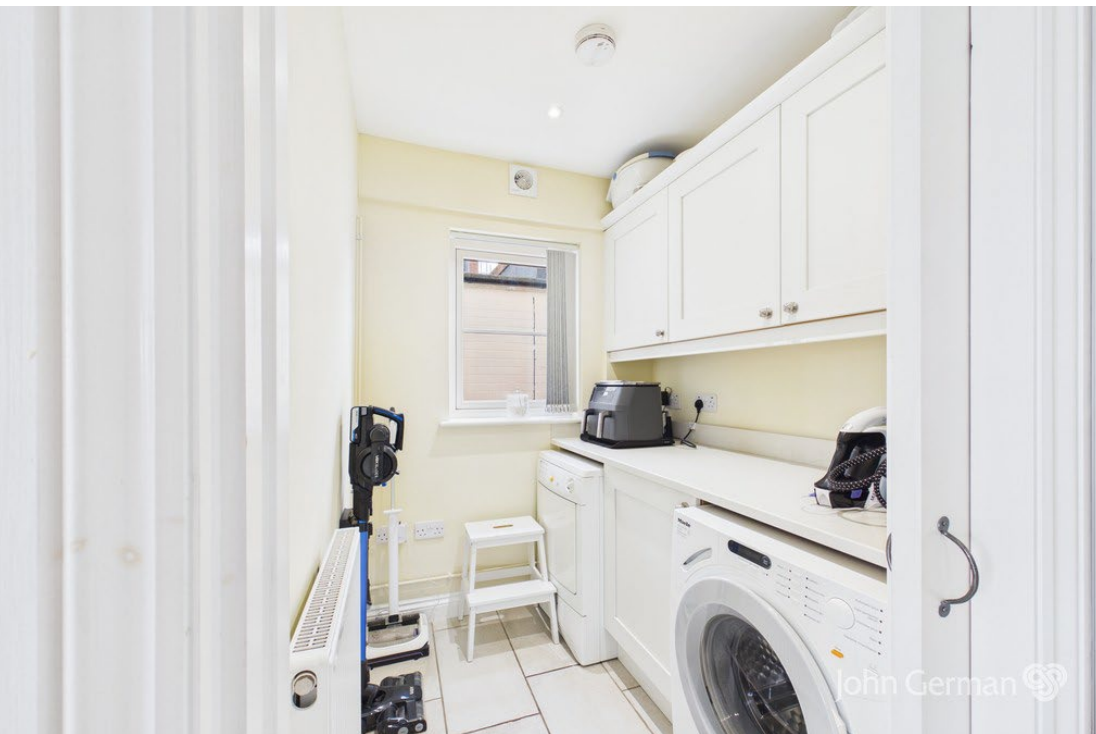
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA19052026

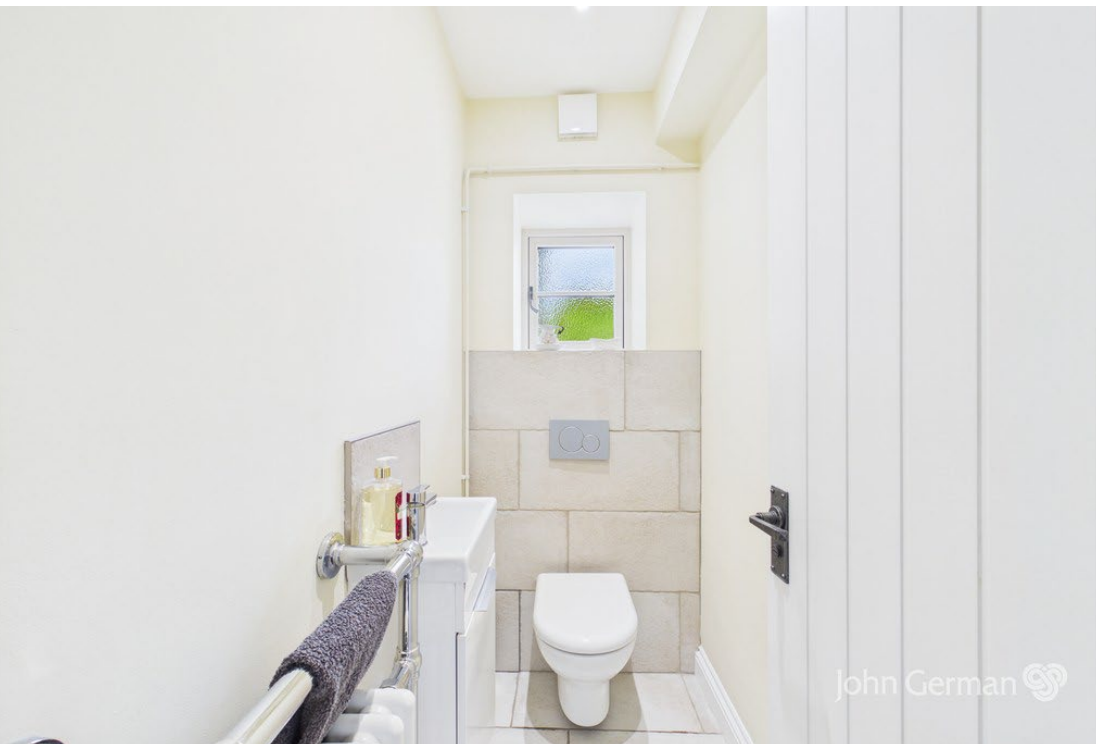
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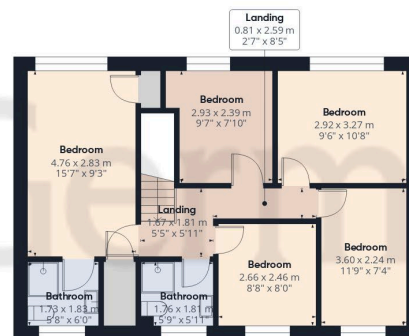


Ground Floor

Approximate total area<sup>(1)</sup>

200.3 m<sup>2</sup>

2152 ft<sup>2</sup>



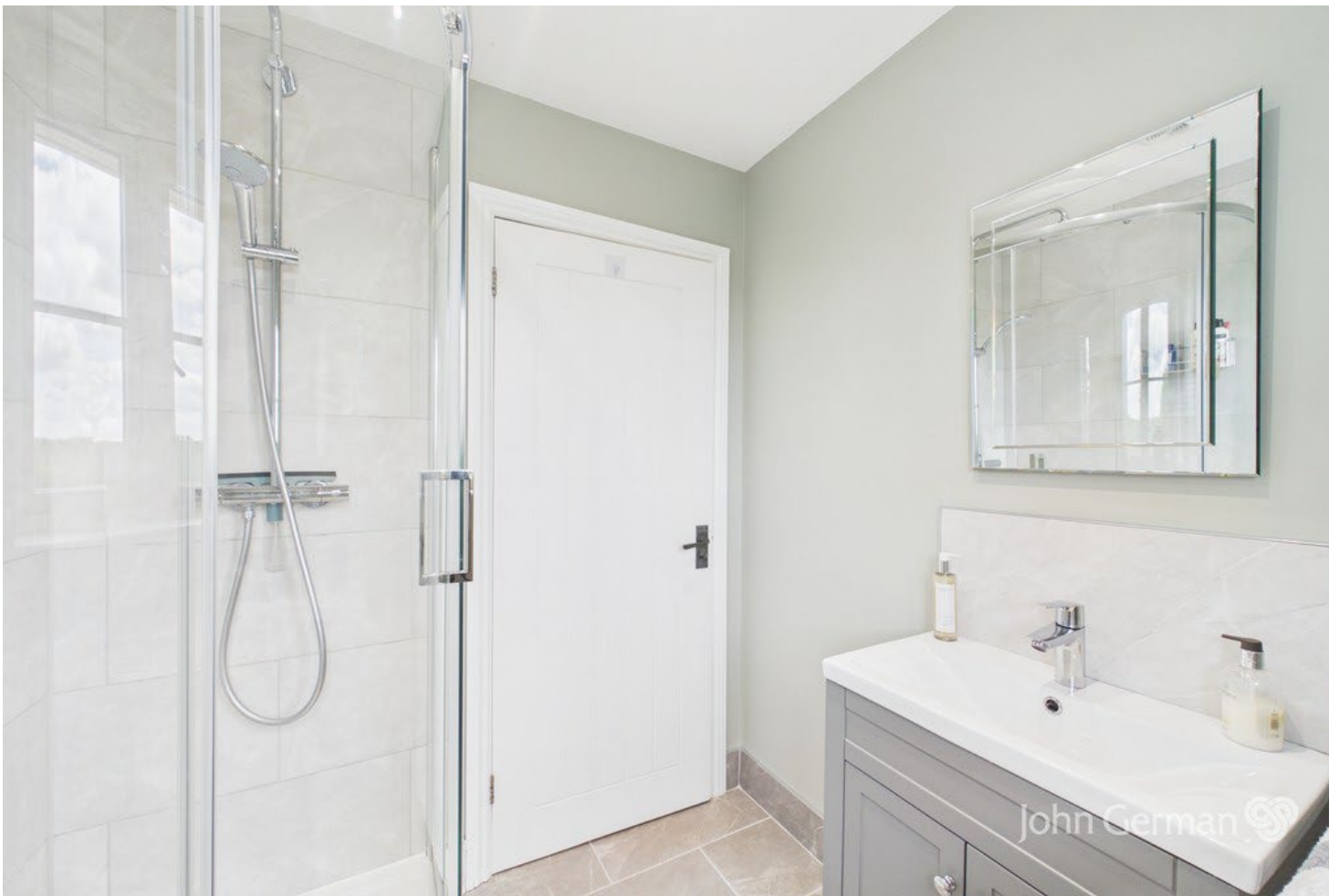
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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