



Walsall Road, Muckley Corner
Lichfield, WS14 0BP

£975,000

Welcome to *Bryn-Hafod*, a charming, detached farmhouse standing on 2.5 acres of land and set amongst beautiful countryside, close to the historic cathedral city of Lichfield.

Secluded from the road behind electric gates the property offers ample parking and garage space.

Internally the house is set over two floors and briefly comprises of five bedrooms, two on the ground floor both with en-suite shower rooms and three on the first floor.

The main bedroom suite features fitted wardrobes and an en-suite.

To the ground floor is a spacious lounge with feature fireplace and separate dining area off a country-style fitted kitchen. A second lounge/sitting room features a beautiful period style fireplace.

The Stables is a self-contained annex featuring a fitted kitchen and open-plan living area, a double bedroom and modern bathroom.

The land has separate gated access and features stables and a paddock ideal for equestrian use.

Call Paul Carr Lichfield for further information and 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 G payable to Lichfield City Council.

Services Connected: Gas, Water, Electric – Please note there is a Septic Tank installed

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via Lichfield@paulcarrestateagents.co.uk







Floor Plan

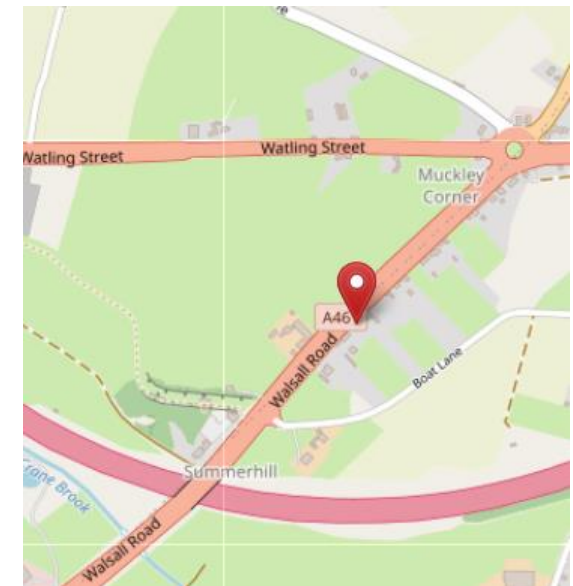
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map







Agent's Note:

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 £40 + VAT (£48 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.