



Oak Byre Little Pipe Lane, Lichfield, WS13 8BS

£450,000

- A semi-detached converted barn
- Located on Little Pipe Lane
- Close to local amenities
- Council Tax Band E, Epc D
- No onward chain
- Charming Rural Lichfield setting
- Viewing recommended

Oak Byre Little Pipe Lane, Lichfield WS13 8BS

Nestled just off Little Pipe Lane in the charming city of Lichfield, this delightful semi-detached converted barn offers a unique blend of rustic charm and modern living. This property is perfect for those seeking a tranquil yet convenient lifestyle.

Upon entering you are greeted by a spacious hallway, spacious lounge, space for relaxation and entertaining. The character of the barn conversion is evident throughout, with features that celebrate its heritage while ensuring comfort and functionality. The two well-proportioned bedrooms offer a peaceful retreat, ideal for rest after a long day.

One of the standout features of this property is the absence of an onward chain, making the buying process smoother and more straightforward. This is an excellent opportunity for couples or families that are looking for a quiet rural spot or anyone looking to invest in a property with character in a desirable location.

Lichfield is known for its rich history and vibrant community, with a variety of shops, restaurants, and cultural attractions nearby. The picturesque surroundings and excellent transport links make this area highly sought after.

In summary, this charming barn conversion on Little Pipe Lane presents a rare opportunity to own a piece of Lichfield's history while enjoying modern comforts. With its spacious layout and prime location, it is a must-see for anyone looking to make a house a home.



Council Tax Band: E



Entrance Hallway

Having stairs off to the first floor accommodation, door to downstairs toilet, under stairs storage cupboard and doors off to the kitchen and the lounge.

Downstairs Toilet

6'9" x 4'9"

Having a low level flush W.C, pedestal wash hand basin and a heated towel rail.

Lounge

18'1" x 10'6"

Having a double glazed window to the fore and the rear, radiator and a feature fireplace.

Kitchen

18'6" x 11'3"

Having wall and base units, roll top preparation surfaces, 1 1/2 stainless steel bowl sink and drainer, oven and hob with extractor fan over, built in fridge, splashback tiling, tiled flooring, space for dining table and chairs, radiator, double glazed windows to the fore and the rear and a door opening into utility.

Utility

11'3" x 8'4"

Having base units, roll top preparation surfaces, stainless steel sink and drainer, space for appliances, radiator, Worcester boiler, (full oil heating no gas at the property) little loft hatch with small loft access, tiled flooring, wooden style double glazed door to the fore and the rear and a double glazed window to the side.

Landing

Having a loft hatch, built in storage cupboard, double glazed window and doors off too:

Bedroom One

15'3" x 11'3"

Having a radiator, double glazed window to the fore and the side and storage to the eaves

Bedroom Two

15'3" x 8'12"

Having a radiator, double glazed window to the fore and storage to the eaves.

Family bathroom

10'4" x 6'4"

Having a low level flush W.C, wash hand basin set into a vanity unit, separate shower cubicle, paneled bath, heated towel rail, splash back tiling and a double glazed window to the fore.

Rear garden

Having a step down from the back door, small lawn area all enclosed by a fenced perimeter.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT

Their is a shared septic tank which the price is shared across all properties.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: To be confirmed by solicitors

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	