



PACKINGTON HALL/MEWS, PACKINGTON, WS14 9HJ
£625,000



Affectionately dubbed the office favourite, this superb three-bedroomed first floor apartment is set within the heart of the historical and Grade II listed Packington Hall — easily identified by its striking, architecturally distinctive exposed brickwork archway, a feature that encapsulates the charm and individuality of this extraordinary development. Surrounded by open, picturesque countryside, the home offers a peaceful rural feel while remaining just a short drive from the vibrant Cathedral City of Lichfield, where an abundance of shopping amenities, social venues, entertainment hubs, and excellent commuter links can be found. The property benefits from the provisions of double glazing and LPG Calor Gas, and is securely accessed via a side intercom/door release system located within the attractive communal courtyard. An oak stairwell leads to a private first-floor entrance, opening into a generous hallway that sets the tone for the impressive space beyond. Internally, the apartment boasts a substantial family lounge that flows effortlessly into a fitted breakfast kitchen, complemented by a dedicated dining room that also lends itself to a variety of flexible uses. Three well-proportioned double bedrooms offer both comfort and privacy, with the master and second bedroom each benefitting from en-suite shower rooms, while a beautifully appointed family bathroom completes the internal accommodation. Externally, a tarmac driveway provides an allocated parking space, accompanied by its own single garage — a rare and valuable feature. To fully appreciate the unique blend of historic elegance and modern convenience this home delivers, internal inspection is highly recommended.

No expense has been spared during the home's remarkable development, with every detail meticulously considered to deliver exceptional quality and comfort. Extensive insulation throughout ensures impressive soundproofing and energy efficiency, contributing to a serene and economical living environment. The inclusion of high-end integrated appliances further elevates the kitchen's functionality and aesthetic, while luxurious Porcelanosa bathrooms add a sleek and contemporary finish — just a handful of the many premium enhancements that set this property apart.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
Tel: 0121 313 2888 Email: walmley@acres.co.uk



Set back from the road behind a paved courtyard with mature shrubs and bushes scattered throughout, access is gained into the block via a secure side intercom / door release system into:

COMMUNAL HALL:

A further internal secure door opens to stairwell where oak stairs lead to the first floor and access is gained into the accommodation via a front door.

ENTRANCE HALL:

PVC double glazed windows to side, cloaks storage is provided, with oak stairs leading down into the main property with doors opening to a family lounge through breakfast kitchen, dining room, three bedrooms and a family bathroom, radiators.

BREAKFAST KITCHEN THROUGH LOUNGE: 37'02 x 20'04:

PVC double glazed windows to side and to fore, contrasting wall and base units with a variety of integrated appliances including oven with grill over, full line fridge and freezer, washing machine, dishwasher and wine fridge, edged work surfaces with matching upstands offering integrated sink with draining grooves cut to side as well as an electric hob having extractor within, a kitchen island provides space for breakfast stools, radiators, space for complete lounge suite, a single door opens back to entrance hall, double doors open to:

DINING ROOM: 16'03 x 13'08:

PVC double glazed windows to rear, space for dining table and chairs, radiator, double doors back to kitchen and single door to entrance hall.

BEDROOM ONE: 15'07 x 13'07 max / 10'03 min:

PVC double glazed windows to side, space for double bed and complimenting suite, radiator, door back to entrance hall, door to:



TENURE: We have been informed by the vendor the property is Share of Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: Council: Lichfield





ENSUITE SHOWER ROOM:

Suite comprising step-in shower cubicle with glazed splash screen doors to fore, vanity floating wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 19'09 x 9'08:

PVC double glazed windows to side, space for double bed and complimenting suite, radiators, door back to entrance hall and door to:

ENSUITE SHOWER ROOM:

Suite comprising step-in shower with glazed splash screen doors, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM THREE: 12'09 x 11'02:

PVC double glazed windows to side, space for double bed and complimenting suite, radiator, door back to entrance hall.

FAMILY BATHROOM:

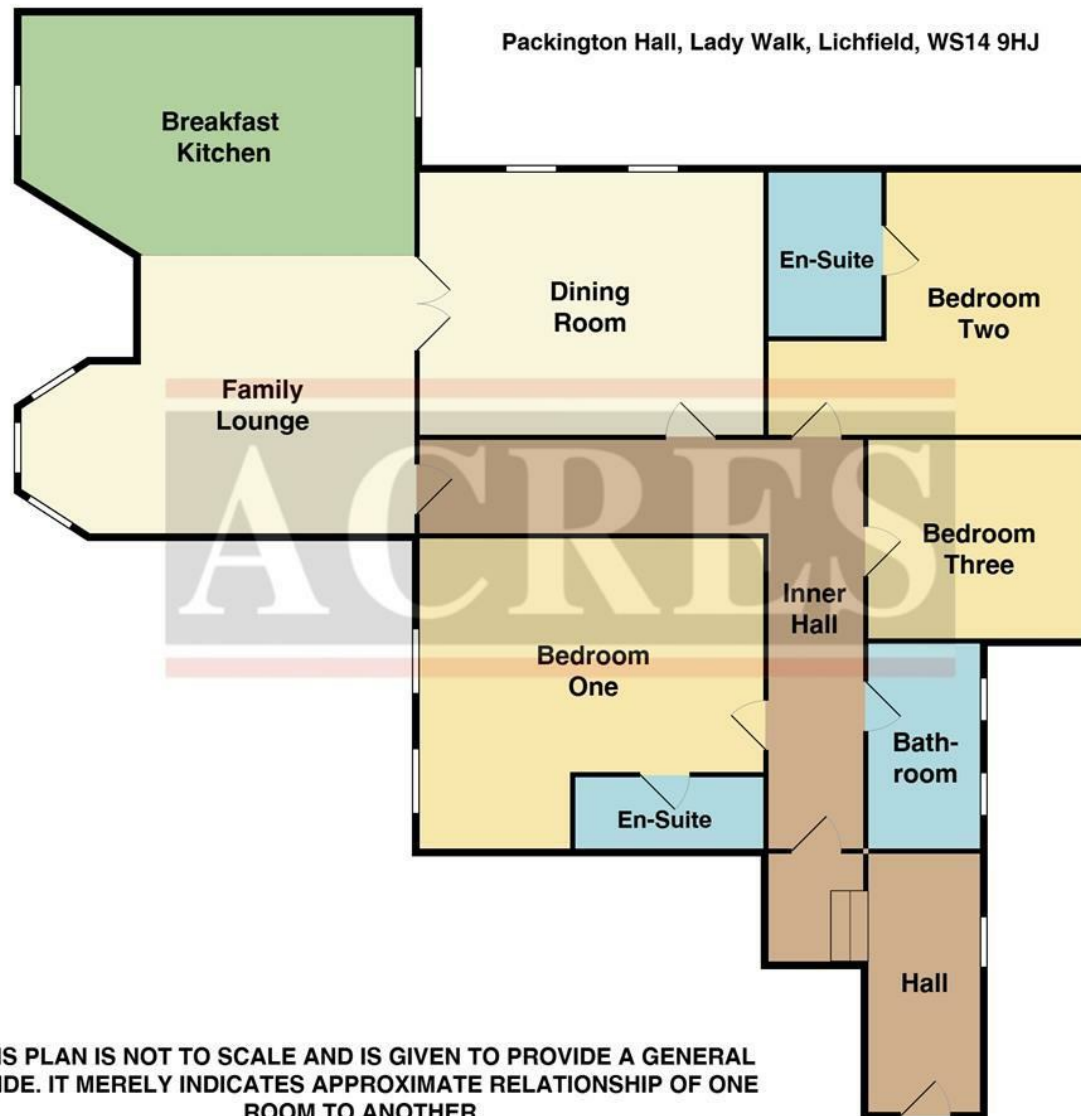
PVC double glazed window to side, suite comprising bath with splash screen door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**

**Tel: 0121 313 2888 Email: walmley@acres.co.uk
www.acres.co.uk**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.