



PACKINGTON HALL/MEWS, PACKINGTON, WS14 9HJ
£650,000



A beautifully crafted and modern-built four bedroomed, mid-terraced and freehold family home, set within the prestigious surroundings of Lichfield and offering an impressive standard of finish throughout. This thoughtfully designed residence forms part of an exclusive development accessed via the historic Packington Hall – an 18th-century, Grade II listed landmark that began its elegant transformation into premium dwellings around 2021. Lichfield itself is a vibrant yet quaint cathedral city, brimming with charm, and hosts a wealth of local amenities including artisanal cafés, independent bakeries, boutique shops, and cultural attractions, making this home ideally placed for a variety of purchasers. Internally, the home benefits from double glazing and LPG Calor gas central heating (both where specified) and briefly comprises: a welcoming entrance hall, generous family lounge, separate formal dining room, stylish guest cloakroom/W.C., and a substantial fitted breakfast kitchen that opens into a versatile space for dining and informal lounging, further complemented by a utility room just off the kitchen. Ascending an oak staircase, the first floor presents four well-proportioned double bedrooms, two of which boast their own en-suite shower rooms. A modern family bathroom completes the accommodation on offer. Externally, a beautifully landscaped front garden with paved approach gives way to the front of the home, while to the rear, a low-maintenance garden leads directly to private parking in front of two single garages. To truly appreciate the quality, location and lifestyle this exceptional home offers, internal inspection is highly recommended.



Clever and well thought techniques have been implemented throughout the homes construction, a high level of attention to detail comes into play through its vast offering of high end, integral appliances into the kitchen and utility, as well as Porcelanosa bathroom & en-suite fittings, not to mention the endless environmental benefits through heavy insulation. The home is sure to captivate many buyers.

Set back from the road behind paved paths and a communal walkway accessing the fronts of Packington Mews, access is gained into the accommodation via a front door into:



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



LARGE & DEEP ENTRANCE HALL:

Doors open to fitted breakfast kitchen through family room, lounge, dining room, guest cloakroom / WC and boiler room, oak stairs with glass balustrade lead to first floor.

FAMILY LOUNGE: 14'00 x 13'01:

PVC double glazed windows to fore, space for complete lounge suite, door back to entrance hall.

DINING ROOM: 12'04 x 9'01:

PVC double glazed windows to fore, space for dining table and chairs, door back to entrance hall.

BREAKFAST KITCHEN THROUGH FAMILY AREA: 28'04 x 22'08:

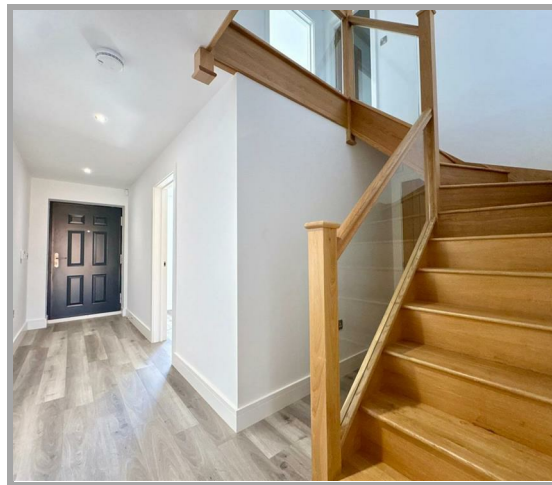
PVC double glazed bi-folding doors open to rear with Velux skylights over, matching wall and base units with integrated full-line fridge and freezer, dishwasher, oven, grill and wine fridge to a kitchen island, edged work surfaces with electric hob and inset extractor within, one and a half sink with draining grooves cut to side, space for breakfast table and family lounge suite, recesses for bar stools to kitchen island, door back to entrance hall and door to:

UTILITY: 5'09 x 5'05:

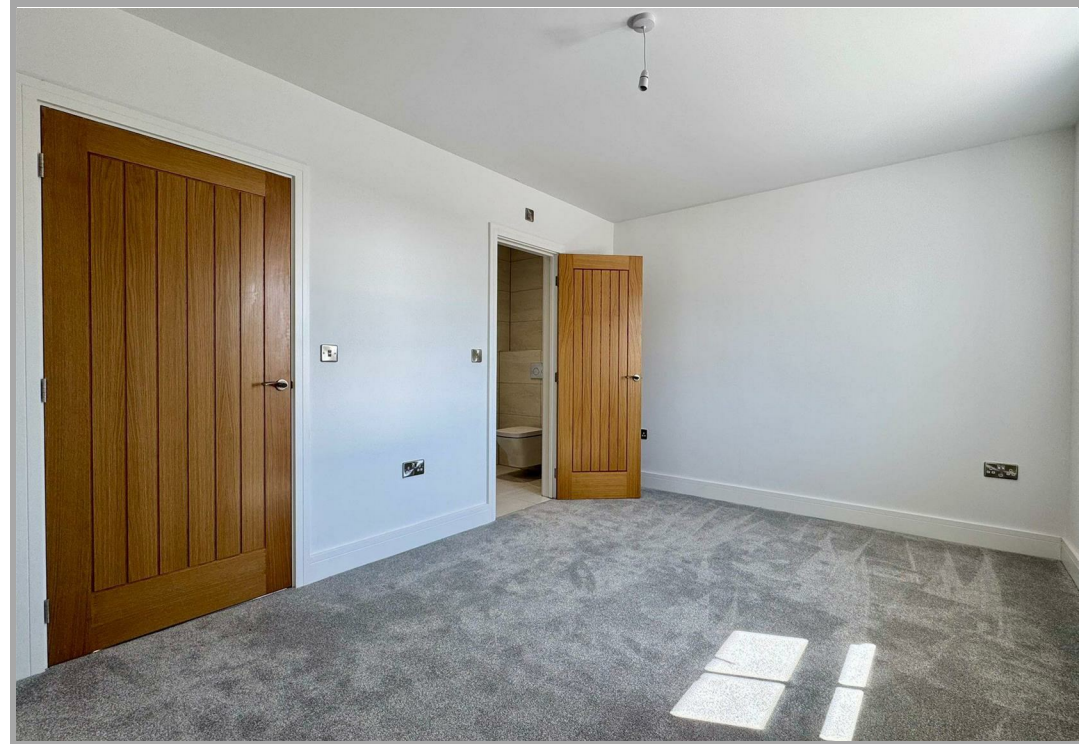
Matching wall and base units with recesses for washing machine and dryer, edged work surfaces with matching upstands, door back to kitchen.

GUEST CLOAKROOM / WC:

Suite comprising low level WC and floating vanity wash hand basin, tiled splashbacks and flooring, motion-lit mirror, door back to entrance hall.



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





STAIRS & LANDING TO FIRST FLOOR:

Oak staircase with glass balustrade radiates to first floor, doors open to four bedrooms, a family bathroom and storage.

BEDROOM ONE: 15'06 x 13'05:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing and door opens to:

ENSUITE SHOWER ROOM:

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

BEDROOM TWO: 14'08 x 9'07:

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing and door opens to:

ENSUITE SHOWER ROOM:

Suite comprising walk-in shower with sliding glazed doors, low level WC and vanity wash hand basin, tiled splashbacks and flooring, ladder style radiator, motion-lit wall mirror.

BEDROOM THREE: 13.03 x 9'09:

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 12'04 x 11'00:

PVC double glazed windows to rear, space for double bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:

Suite comprising bath with splash screen to side, floating vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

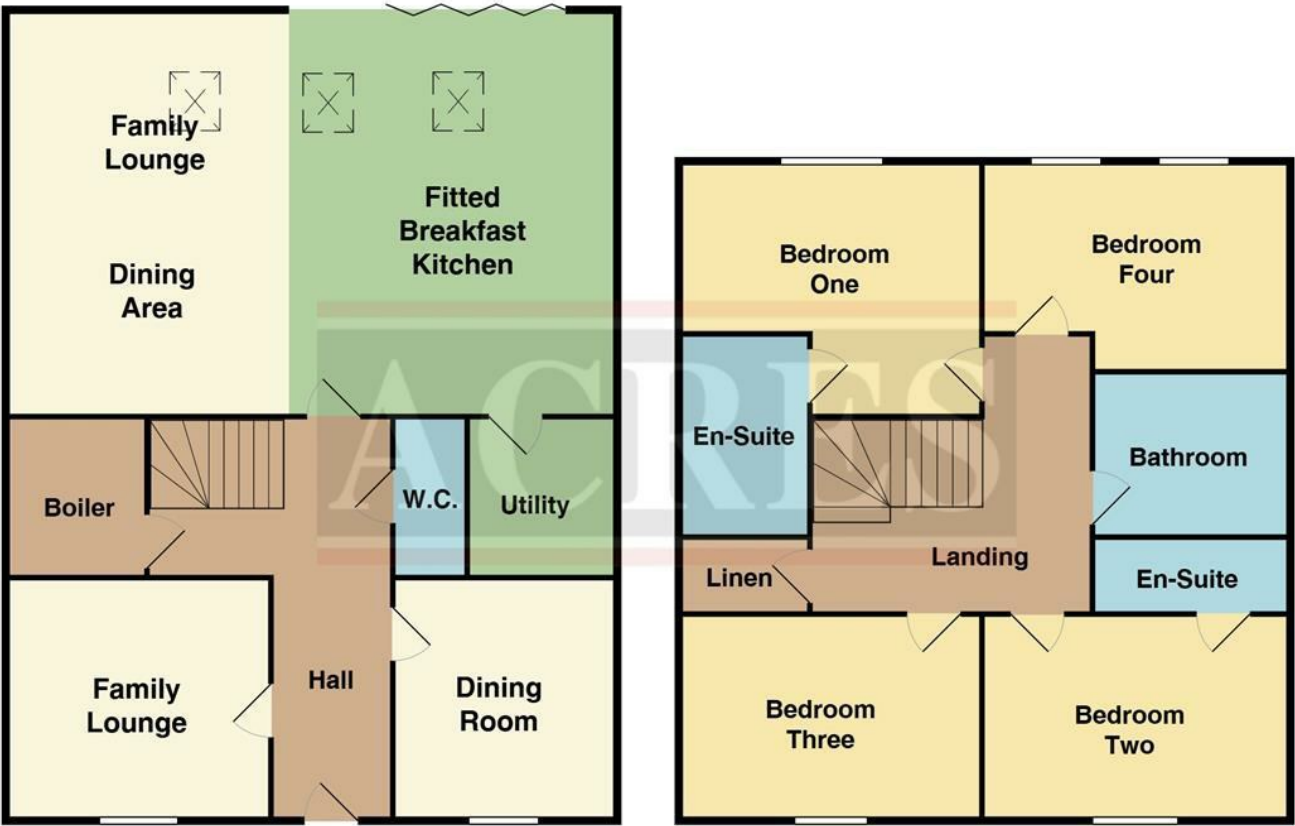


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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		88
B		
C	80	
D		
E		
F		
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 their purpose, or within 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.