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- **Three Bed Cottage and Church Hall**
- **Parking & Gardens**
- **EPC awaited, Coucil Tax B**
- **Development opportunity.**
- **Central Heated and Double Glazed**
- **Ask an adviser to book your vewing**



Elmhurst Mission Church, Fox Lane
Lichfield, WS13 8HB

£550,000

Description

Set in the rural village of Elmhurst just north of the city of Lichfield this character property requires a complete refurbishment but would make a stunning family home. The property comprises a three bedroom cottage and Church Hall. Sitting on substantial grounds the property benefits from off road parking central heating and partial double glazing. This character property comprises a large Church hall with vaulted ceiling and large kitchen to the side of the property. The main dwelling comprises a living room, kitchen and conservatory at ground floor level with three bedrooms and a bathroom to the first floor. Externally there are extensive grounds with views at the rear onto open fields. Please also note an irrelevant information clause.

Church Hall

Hall 44' 7" x 16' 3" (13.58m x 4.96m)

With carpeted floor, electric heaters, secondary glazing, electrical lighting and power points. Kitchen off. Ceiling height at the Apex approx 5.09 m.

Kitchen 16' 5" x 14' 2" (5.00m x 4.31m)

Fitted kitchen with pale wood base units marble effect surfaces over. Tiled walls and tile effect floor. Includes feature hearth, Power Point and built-in storage cupboard.

The Cottage

Entrance Porch

With brick Floor, door to front.

Living Room 15' 1" x 16' 1" (4.59m x 4.89m)

With feature fireplace, Wood effect floor. Power Point, radiator, built-in cupboard, stairs off.

Kitchen 19' 4" x 4' 10" (5.89m x 1.47m)

Fitted kitchen with pale wood wall base units granite effect surfaces over. Part tiled walls and wood effect floor. Include Power and Washer points. Access to conservatory.

Conservatory 12' 9" x 8' 8" (3.88m x 2.65m)

With tile effect floor, door to rear.

First Floor

Landing

With wooden floor, radiator, stairs off. Large built-in cupboard.

Bedroom 1 12' 8" x 13' 3" (3.85m x 4.03m)

With wooden floor, radiator, Power Point, built-in cupboards.

Bedroom 2 13' 2" x 6' 10" (4.01m x 2.08m)

With carpeted floor, radiator, Power Point.

Bedroom 3 13' 2" x 9' 1" (4.01m x 2.77m)

With carpeted floor, radiator, Power Point.

Bathroom 8' 0" x 6' 6" (2.44m x 1.99m)

Fitted bathroom suite and white with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and tile effect floor. Includes velux window and electric heater.

Outside

Sitting on a substantial plot with lawn gardens to the frontage which may serve as commemorative gardens. Gated access from the front suitable for off-road parking to be brought in. To the side of the property is an extensive lawn with vegetable patch onto a rear lawn behind the church hall extending to the boundary of next door. At rear are two brick built stores and a wooden sheds.

Relevant information

At the time of marketing the property, the title is not registered with the lands registry. This may have an impact on the speed of purchase. Within the grounds are several graves which will need to remain and suitable provisions will be put place wherein the land around the graves will not be sold and a right of access over land created to access and maintain the graves. There may be some items of historical interest that would be removed from the church Hall such as stain glass windows and commemorative plaques. The area may be governed by conservation orders and as such buyers should make their own enquiries.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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