



The Hollies Lichfield Road, Whittington, Staffordshire, WS14 9JZ

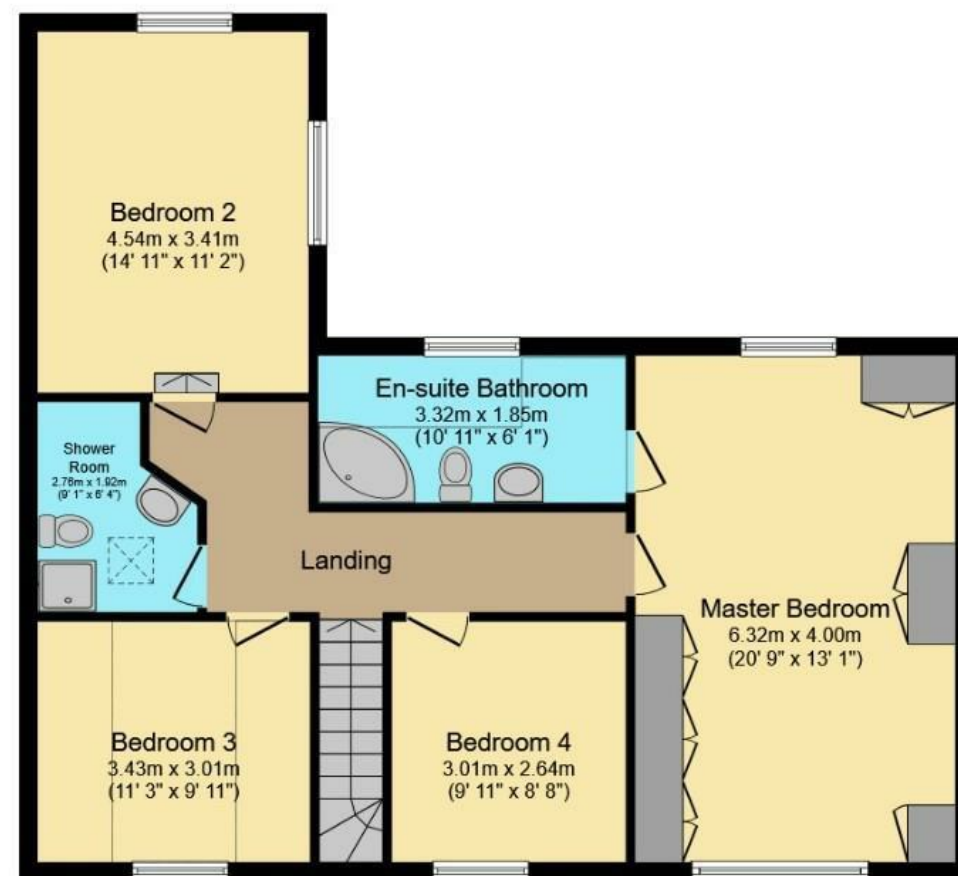
Offers In The Region Of £900,000

Welcome to The Hollies, a delightful family home set in an enviable position in the sought after village of Whittington whilst still being close to the amenities of Lichfield city centre. Whittington is a village with a real sense of community, it benefits from many leisure facilities such as a golf course and a cricket club whilst also having the canal nearby and still being within the highly desired King Edward VI school catchment area. Offered for sale with NO UPWARD CHAIN and benefitting from gas central heating and UPVC double-glazed Georgian style windows. In brief, the accommodation comprises; large Reception Hallway, Guest WC, Living Room, Dining Room, Study/Snug, Breakfast Kitchen and a Utility/Boot Room. First Floor Landing, Dual Aspect Master Bedroom with an En-suite Bathroom, Three Further Double Bedrooms and a Family Shower Room. Detached DOUBLE GARAGE with a room above ideal for a home office or with the potential to convert STPP. Garden and generous Driveway to the front and a lovely well maintained and private Garden to the rear. Viewing is highly recommended to get a feel for what this property has to offer. EPC rating - tbc

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Ground Floor



First Floor

Total floor area 174.0 sq.m. (1,873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Reception Hallway

accessed via a steel framed timber entrance door into the welcoming hallway. Having a ceiling light point, decorative dado rail, radiator, coir entrance mat, laminate wood effect flooring and stairs to the first floor

Living Room

having a feature fireplace with an inset, open coal-effect gas fire providing a real feature to the room. Two ceiling light points, two radiators, UPVC double-glazed Georgian style window to the front aspect and UPVC double-glazed French doors into the rear garden

Dining Room

accessed via double doors from the hallway and having a ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed Georgian style bay window over looking the rear garden

Snug/Study

having a ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed Georgian style bay window to the front aspect

Guest WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, half tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the side aspect

Breakfast Kitchen

fitted with a range of wall and base units, Quartz work surfaces with co-ordinating upstands and an inset ceramic Belfast sink with a counter top drainer. Integrated appliances include a Rangemaster range cooker with extractor hood above, under counter fridge, dishwasher and fridge-freezer as well as a Bosch combi oven and microwave which is fitted into the co-ordinating central island incorporating a Quartz work surface, storage cupboards, drawer and a breakfast bar.

Inset ceiling spotlights, exposed brick wall, cupboard housing the central heating boiler, radiator, tiled flooring, UPVC double-glazed Georgian style window over looking the rear aspect and French doors into the garden. Door into the

Utility/Boot Room

having a range of fitted storage with is co-ordinated with the Kitchen and appliance spaces for a washing machine and tumble drier. Inset ceiling spotlights, radiator, tiled flooring and a double-glazed door to the side of the property

First Floor Landing

having two ceiling light points, access to the loft, decorative dado rail and a radiator

Master Bedroom

benefitting from an extensive range of fitted furniture providing ample hanging and storage space. Two ceiling light points, two radiators and dual aspect UPVC double-glazed Georgian style windows to the front and rear which gives lots of natural light and open views to the front aspect. Door into the

En-suite Bathroom

having a panelled corner bath with a shower attachment to the taps, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to the walls, radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Bedroom Two

with a step down from the landing and having a ceiling light point, radiator and dual aspect UPVC double-glazed Georgian style windows to the rear and side

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed Georgian style window to the front aspect with open views.

please note, there is restricted head height in parts of this room

Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed Georgian style window to the front aspect with open views.

please note, there is restricted head height in parts of this room

Family Shower Room

having a fully tiled walk-in shower enclosure with an overhead mains powered fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, Velux window, extractor fan, half tiling to walls and a radiator

Outside

the front of the property is set back from the road and has double timber gated access to the generous block paved driveway which provides parking for several vehicles and access to the DOUBLE GARAGE. There is a lawn with well established shrubs and trees which provide privacy and a pathway to the front entrance door as well as a pedestrian gate to access the rear garden

the private, enclosed rear garden has a lawn with timber sleepers, stocked borders with shrubs and plants and a sandstone patio seating area with a pathway around the side of the property. There is a decorative timber arbour, water feature, useful outside water tap, pedestrian gate with access to the driveway and a personnel door into the GARAGE

the DOUBLE GARAGE is accessed via up and over doors and benefits from a storage cupboard, light and power. The staircase leads to an upstairs room which has light, power and Velux windows which would be

ideal as a playroom or home office.
There may be potential to convert this to an annexe
subject to planning permissions and consent from the local
authority - see agents note

AGENTS NOTE

*this property is located in a conservation area and any
works to the property may require consent from the local
authority*
*due to the style of this property, there is some restricted
head height in parts of the first floor*
the property is on a domestic sewage treatment plant
Should you proceed with an offer on this property we have
a legal obligation to perform Anti Money Laundering
checks on behalf of HMRC. We use our compliance
partner, Coadjute, to perform these checks, for which they
charge a fee.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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