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The Stable Back Lane, Whittington, Lichfield, WS14 9NL

£425,000

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Nestled in the charming village of Whittington, Lichfield, this delightful barn conversion on Back Lane offers a unique blend of rustic charm and modern living. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-appointed bedrooms ensure comfort make it an ideal home for couples or small families.

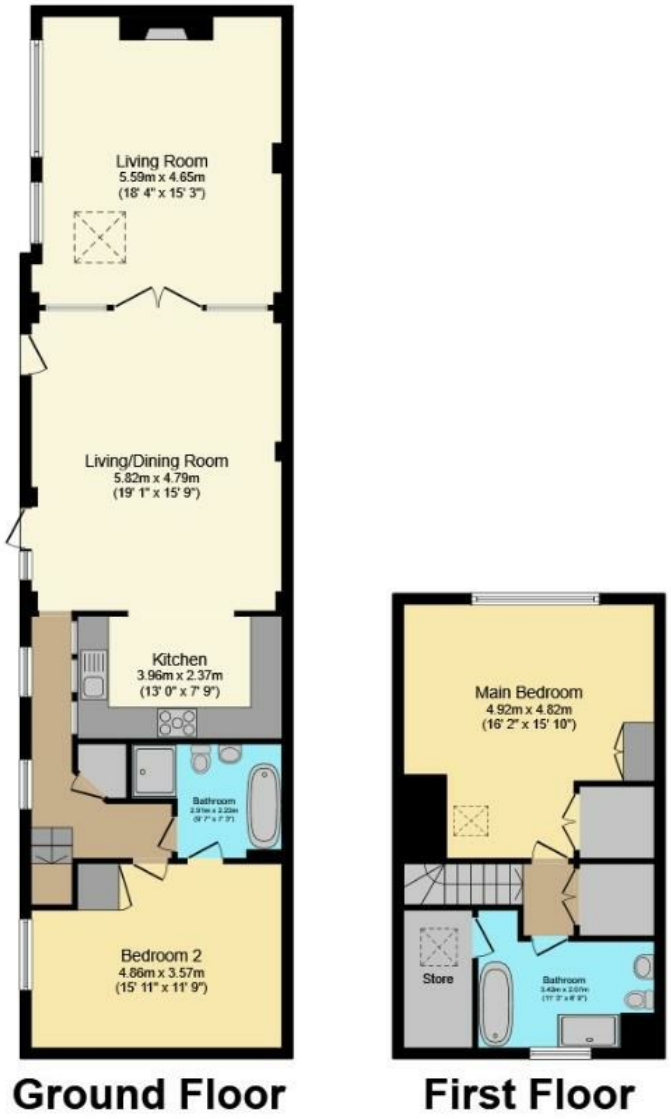
The property boasts two bathrooms, adding convenience and practicality to daily life. The thoughtful design of this barn conversion highlights its character, with features that reflect its heritage while incorporating contemporary touches.

Parking is available for two vehicles, providing ease of access to the property. The tranquil surroundings of Whittington offer a peaceful retreat, while still being within reach of local amenities and the vibrant city of Lichfield.

This barn conversion is a rare find, combining the allure of countryside living with the comforts of modern amenities. It presents an excellent opportunity for those seeking a distinctive home in a picturesque setting.

The accommodation is spread over two floors, comprising of: Living Room, Dining Room, Fitted Kitchen, First Floor Master Bedroom, First Floor Bathroom with bath and separate shower cubicle, Ground Floor Bedroom with Jack and Jill en-suite. Courtyard Garden and Two Parking Spaces. EPC rating - E

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Ground Floor **First Floor**

Total floor area 137.8 sq.m. (1,483 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

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Dining area
accessed from the front door into the spacious dining area with double height vaulted ceiling, beam features, two double glazed skylights, four single pendant light fittings, three radiators, tiled flooring, double doors into the lounge and an open archway into the kitchen area

Living Room
accessed via the double doors into the spacious lounge with double height vaulted ceiling, beam features, double glazed skylight, four single pendant light fittings, three wall lights, two double glazed windows, exposed brick fireplace with electric fire fixture and two radiators

Kitchen
having a range of wall and base units with granite work surfaces, co-ordinating upstands and a ceramic Belfast farmhouse sink. Rangemaster range cooker with a tiled splash back and an extractor above, integrated dishwasher, fridge, freezer and space with plumbing for a washing machine. Inset ceiling spotlights, tiled flooring and a window over looking the hallway

Hallway
Leading off from the dining area via the hallway with central ceiling light fixture, two double glazed windows, two radiators, door to storage cupboard, downstairs bathroom and second bedroom, carpeted staircase ascending to the first floor, tiled flooring

Downstairs Bathroom
Having ceiling spotlights, towel radiator, freestanding bath, ceramic cc wc, ceramic wash basin, separate shower cubicle, partially tiled walls, tiled floor

Bedroom Two
a good-sized double bedroom having a ceiling light point, radiator, useful fitted storage cupboard and a double-glazed window to the rear aspect

Landing
with wall banister, the landing has central ceiling light fixture, beam features, double door storage cupboard housing the pressurised hot water cylinder, door to master bedroom and first floor bathroom

Master Bedroom
Having exposed timber frame and glazed panel looking down over the Dining area, central ceiling lights fixture, benefitting from a good range of built-in wardrobes and one radiator

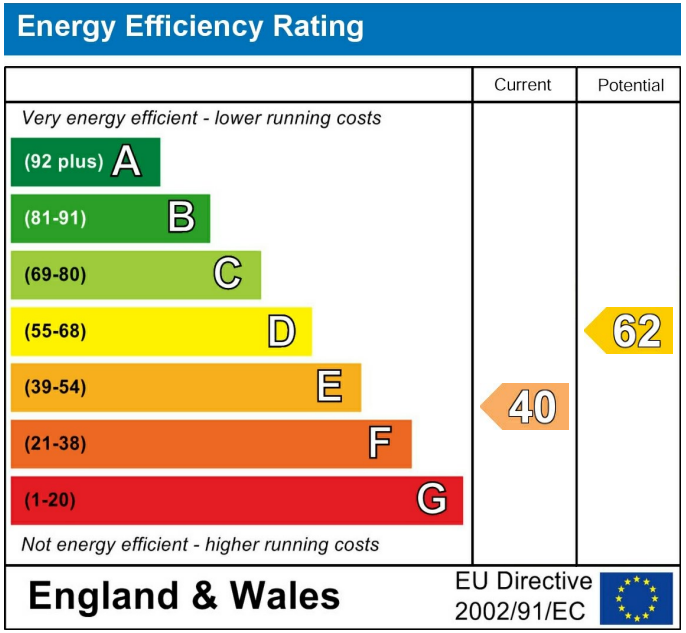
First Floor Bathroom
having a free standing bath, shower enclosure with a mains powered fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, exposed timbers, Velux window to the rear, useful fitted storage cupboard, part tiling to walls, radiator and tiled flooring

Outside
having an enclosed paved courtyard with a water feature, useful outside tap and a timber pedestrian gate giving access to the front

the property benefits from two parking spaces

AGENTS NOTE
the property is on a domestic sewage treatment plant

We are advised by the seller that there is an annual service charge of £600.00 to cover the building insurance.
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.



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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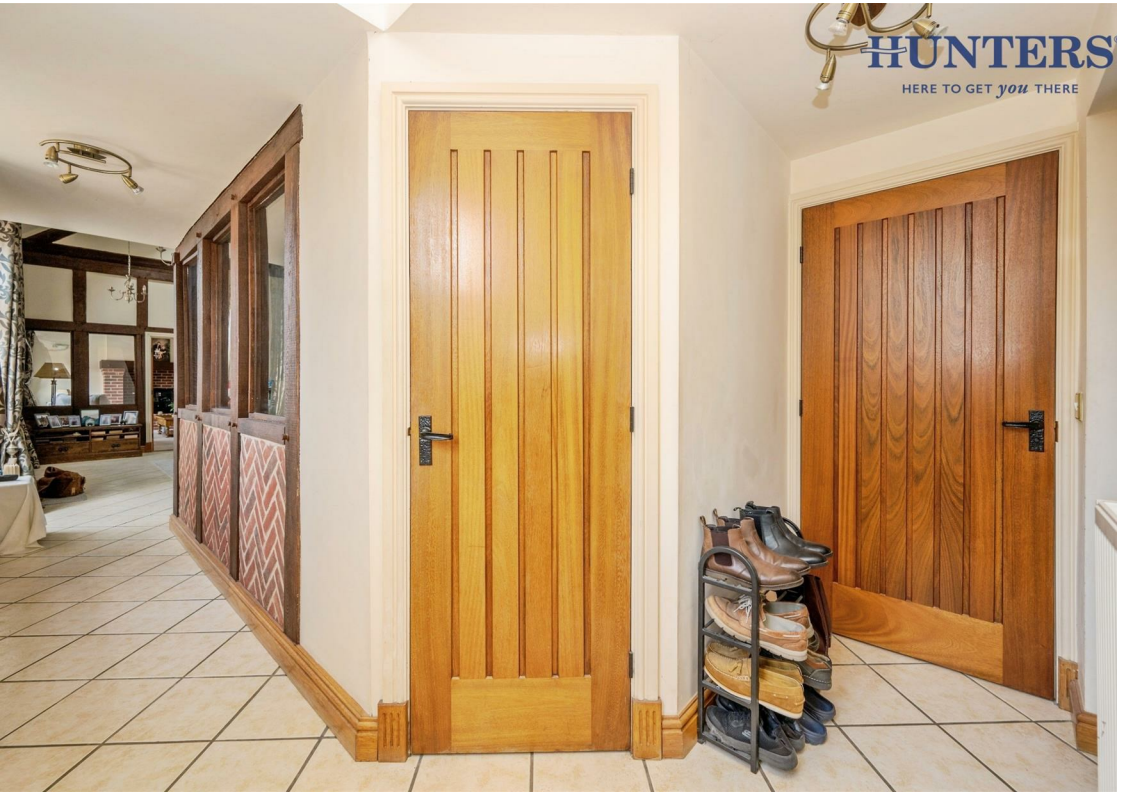







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