



10 Lady Walk, Packington  
Whittington WS14 9HJ

Downes & Daughters  
ESTATE AGENCY

## 10 Lady Walk, Packington Whittington WS14 9HJ £349,950

Downes & Daughters is delighted to offer for sale this striking, contemporary split level coach house, offered for sale with no onward chain and boasting 1,123 square feet of open plan living space, surrounded by the most delightful rural views over Staffordshire farmland and Hopwas Woods. Also coming with the rare benefit of a walled rear garden, allocated parking and a single garage with direct access to the garden. This select development of just twenty eight dwellings, with the historic Grade II Listed Packington Hall as its centre piece, has recently been completed with the long awaited first wave of 'resales' now coming to market. The hall itself is believed to have been built for Zachary Babington whose daughter Mary Babington married Theophilus Levett, town clerk of Lichfield. It was passed down through, successive family members including the Rev. Thomas Levett, vicar of Whittington and stayed in the family until 1938. It was then bought by Gills Cables who relocated there in 1940 when their factory in Birmingham was bombed and remained there until 2007. A bold and impressive scheme was then presented to local authorities to transform the site which had fallen in to disrepair. What we can now see is the product of years of dedication and latterly the exacting standards of the developer, intent on creating a peerless development in an area known for its natural beauty. Sitting betwixt Lichfield and Tamworth with the popular village of Whittington on its doorstep, the site also benefits from easily accessible transport links, with the M42 and A38 only moments away and train links to London, and a journey time of just over an hour, available at both Lichfield and Tamworth stations. The King Edward's catchment area will also prove popular.

Viewing is essential to appreciate the level of finish, levels of natural light and its enviable position within the development.

### GROUND FLOOR

Spacious Entrance Hallway • Dramatic Open Tread Oak & Glass Staircase Rising To The First Floor • Ground Floor Study/Sitting Room With Access To Rear Garden

### FIRST FLOOR

Semi Vaulted Ceilings To All Rooms • Attractive Gallery Landing With Storage Cupboard & Large Airing Cupboard • Showpiece Contemporary Triple Aspect Kitchen & Living Space • Gable End French Windows With Juliet Balcony • Principal Bedroom Suite • En Suite Shower Room • Bedroom Two • Opulent Family Bathroom

### OUTSIDE

Walled Rear Garden • Lawn & Patio Seating Area • Gated Side Access • Single Garage with Horman Soft Closing Roller Doors • Allocated Driveway Parking & Visitor Parking

### FURTHER INFORMATION

Leasehold With 1000 Year Lease From 2022 • Service Charge Of £156.38 PCM • Council Tax Band D • Energy Rating C • Mains Water & Communal LPG & Sewerage • Sanitaryware: Porcelanosa • Bespoke Kitchen With Quartz Worksurface & AEG Appliances • Porcelanosa Tiles To All Bathrooms • Luxury LVT Flooring On Ground Floor • Burglar Alarm With Ring Doorbell • CAT-6 Cabling • Horman Soft Close Roller Garage Doors



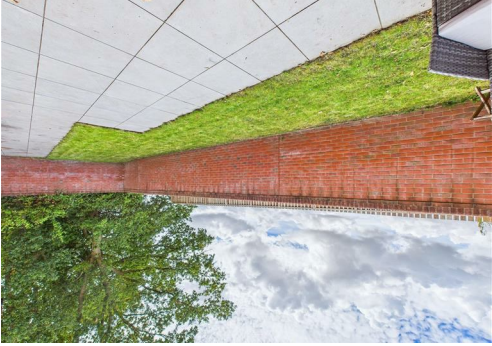


| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|-----------------------------------------------------------------|-----------|--|
| Current                                                         | Desirable |  |
| England & Wales<br>EU Directive<br>2002/91/EC                   |           |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| (92 plus) A                                                     |           |  |
| (81-91) B                                                       |           |  |
| (69-80) C                                                       |           |  |
| (55-68) D                                                       |           |  |
| (38-54) E                                                       |           |  |
| (21-38) F                                                       |           |  |
| (1-20) G                                                        |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| EU Directive<br>2002/91/EC                                      |           |  |
| Current                                                         |           |  |
| Desirable                                                       |           |  |
| 74                                                              |           |  |
| 87                                                              |           |  |
| Very energy efficient - higher running costs                    |           |  |
| EU Directive<br>2002/91/EC                                      |           |  |
| England & Wales                                                 |           |  |

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|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>Downes &amp; Daughters</div><div>ESTATE AGENTS</div></div> | <div>Approximate total area<sup>m</sup></div> <div>1123 ft<sup>2</sup></div> <div>104.3 m<sup>2</sup></div> <div>Reduced headroom</div> <div>16 ft<sup>2</sup></div> <div>1.5 m<sup>2</sup></div> | <div>(1) Excluding balconies and terraces</div> <div>Reduced headroom</div> <div>Below 5 ft/1.5 m</div> | <div>GIRAFFE360</div> <div>only</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> |
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| <div><div>Downes &amp; Daughters</div><div>ESTATE AGENCY</div></div> | <div>Floor 0</div> | <div><div><div>Garage</div><div>615 x 313 m</div></div><div><div>Office/ Living Room</div><div>635 x 83 m</div><div>2.59 x 2.65 m</div></div><div><div>Bedroom</div><div>4.62 x 3.23 m</div><div>16'5" x 10'7"</div></div><div><div>Bathroom</div><div>5'1" x 10'1"</div><div>1'56" x 3'09"</div></div><div><div>Bedroom</div><div>8'5" x 8'8"</div><div>2.65 x 2.65 m</div></div><div><div>Kitchen</div><div>8'10" x 10'7"</div><div>2'71" x 3.25 m</div></div><div><div>Bathroom</div><div>6'0" x 7'10"</div><div>1'84" x 2'41"</div></div><div><div>Living Room</div><div>6'10" x 3.10 m</div><div>2'00" x 10'1"</div></div></div> |
|                                                                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| <div><div>Downes &amp; Daughters</div><div>ESTATE AGENCY</div></div> | <div>Floor 1</div> | <div><div><div>Landing</div><div>10'11" x 3'6"</div><div>3.33 x 1.09 m</div></div><div><div>Landing</div><div>3'5" x 8'8"</div><div>1.09 x 2.65 m</div></div></div> |
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Not All Agents Are Equal...