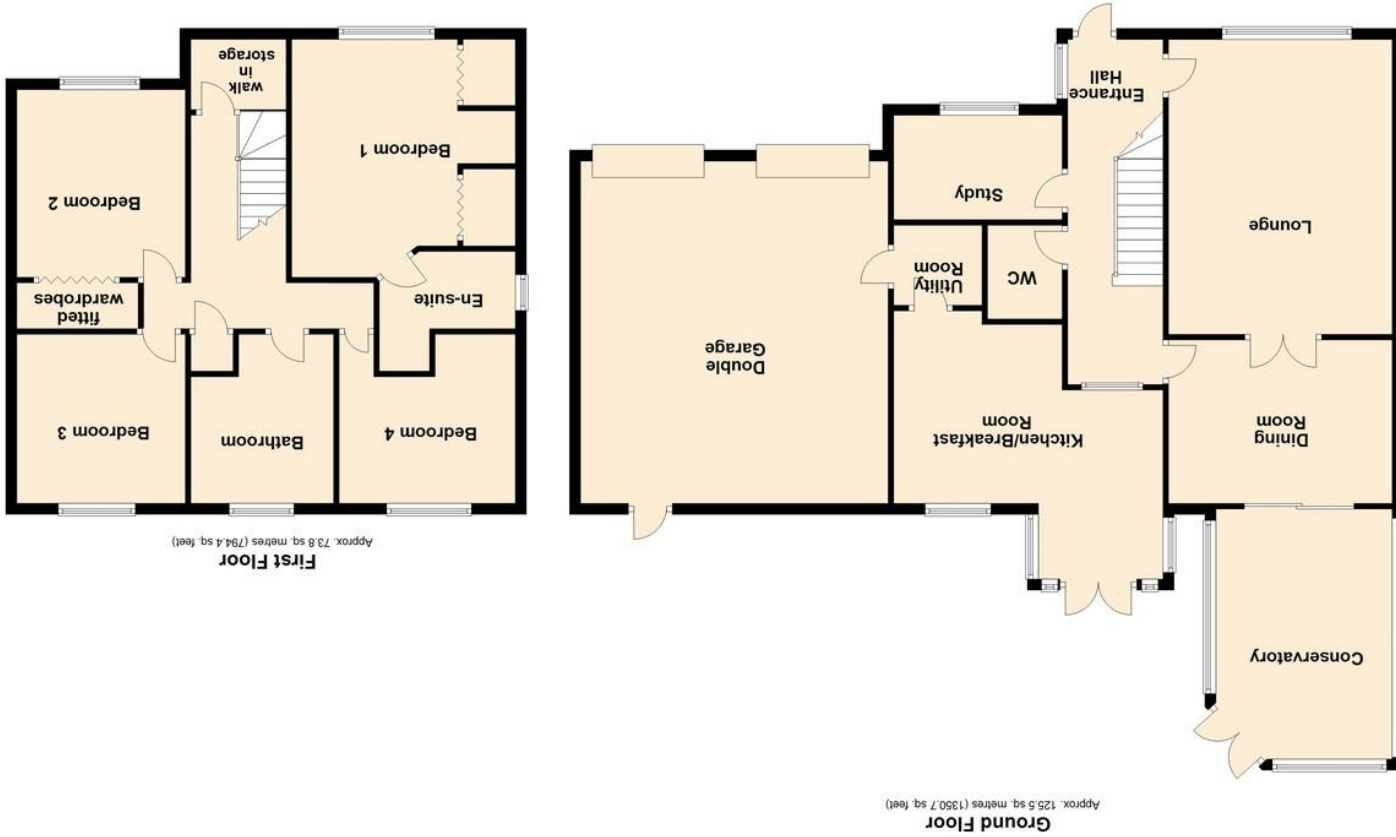
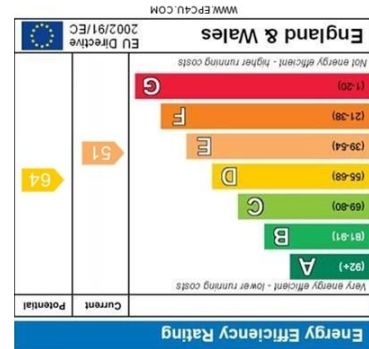


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 199.3 sq. metres (2145.1 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- IMPRESSIVE FOUR BED DETACHED
- BEAUTIFUL VILLAGE OF HARLASTON
- DOUBLE GARAGE
- COUNTRYSIDE VIEWS TO REAR
- FOUR RECEPTION ROOMS

Churchside, Harlaston, Tamworth, B79 9HE

Offers over £585,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Situated in a prime location in the heart of this beautiful village of Harlaston, is this impressive spacious four bed detached family home, being sold with no onward chain and in brief comprises; entrance hallway, lounge, separate dining room, conservatory, kitchen/breakfast room, study, ground floor cloaks and utility room. To the first floor four generous bedrooms, ensuite to master and family bathroom.

The property benefits from a double attached garage with plenty of off road parking and there is a generous garden with countryside to the rear.

HALLWAY With stairs rising to first floor, textured and covered ceiling, wall mounted single radiator, double glazed window to side aspect and under stairs storage cupboard.

LOUNGE 13' 4" x 17' 8" (4.06m x 5.38m) With double glazed window to front aspect, feature coal effect gas fire with marble hearth and surround, two wall mounted double radiators, textures and covered ceiling and two ceiling lights.

DINING ROOM 13' 3" x 9' 7" (4.04m x 2.92m) With double glazed sliding patio doors leading to conservatory, wall mounted double radiators, double doors to lounge, textures and covered ceiling.

CONSERVATORY 14' 4" x 9' 8" (4.37m x 2.95m) With double glazed windows to three aspects, wall mounted electric heater, poly carbonate roof, ceiling fan/light and tiled flooring.

UTILITY ROOM 6' 9" x 6' 3" (2.06m x 1.91m) With door to side leading into double garage, wall mounted and base units with stainless steel sink unit and drainer, space and plumbing for washing machine and wall mounted single radiator.

KITCHEN/BREAKFAST ROOM 9' 5" x 17' 2" max 7' 08" min (2.87m x 5.23m max 2.34m min) Having a comprehensive range of wall mounted and base units with roll top work surfaces over, stainless steel sink unit and drainer, integrated dishwasher, integrated fridge/freezer, built in Bosch double oven, four ring electric hob, concealed extractor fan over, part tiled floors, double glazed window to rear aspect and breakfast area having double glazed French doors leading to rear garden and further base units with roll top work surfaces over.

STUDY 10' 2" x 6' 3" (3.1m x 1.91m) With double glazed window to front aspect, wall mounted single radiator, textures and covered ceiling.

WC With low level WC, corner wash hand basin, heated chrome towel rail, part tiled walls, tiled floor and extractor fan.

LANDING With access to all bedrooms, access to loft space, built in airing cupboard, texture and covered ceiling.

BEDROOM ONE x (5.31m x) 11' 4" min to wardrobe 13' 4" max x 12' 9" min 17' 5" max (3.45m min to wardrobe 4.06m max x 3.89m min) With double glazed window to front aspect, wall mounted single radiator, two double fitted wardrobes, textures and covered ceiling.



ENSUITE SHOWER ROOM With double glazed obscure window to side aspect, three piece suite comprising; low level flush WC, pedestal wash hand basin, tiled shower cubicle with mains fed shower and handheld shower attachment, part tiled walls, wall mounted shaver socket and single radiator.

BEDROOM TWO 18' 5" x 12' 3" max 10' min (5.61m x 3.73m max 3.05m min) With double glazed window to front aspect, wall mounted single radiator, textures and covered ceiling.

BEDROOM THREE 10' 3" x 10' 3" (3.12m x 3.12m) With double glazed window to rear, single radiator and textures and covered ceiling.

BEDROOM FOUR 11' 3" x (3.43m x 2.67m) 11' 3" x 7' 1" min 8' 9" into wardrobe recess (3.43m x 2.16m min 2.67 into wardrobe recess) With double glazed window to rear aspect, single radiator, textures and covered ceiling.

FAMILY BATHROOM With double glazed obscure window to rear aspect, pedestal wash hand basin, low level flush WC, easy access tiled shower cubicle with wall mounted electric shower, heated chrome towel rail and fully tiled walls.



OUTSIDE To the front is a large driveway providing multiple off road parking leading to the attached double garage. There is a side gated access to the rear garden where there is a patio area abutting the rear of the property the remainder of the garden is laid to lawn with mature flower, shrub and herbaceous borders and enclosed by panelled fencing and with open views over farmland to rear.

GARAGE 17' 8" x 20' 6" (5.38m x 6.25m) With two up and over doors, power, light, wall mounted boiler and courtesy door leading to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

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