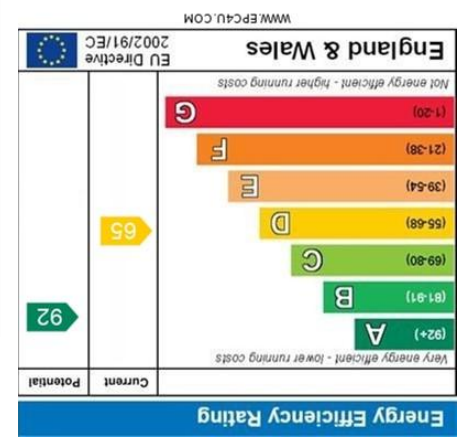


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.
 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.



Four Oaks | 0121 323 3323



- Highly Sought After Countryside Location
- Beautifully Presented Throughout
- Spacious & Versatile Living Accommodation
- 3 Formal Reception Rooms
- Guest WC & Shower Room

, Little Hay Lane, Little Hay, Lichfield, WS14 0QB

Offers over £700,000

Property Description

A very attractive and thoughtfully extended three double bedroom character cottage, with a delightful private good sized garden and located in the highly sought after hamlet of Little Hay, which is made up of a wonderful array of cottages and country homes and the popular Hollybush Pub & Little Hay Miniature Railway.

Alice Cottage has been lovingly restored to a very high standard by the current owners, offering a wealth of versatile living accommodation combining many original features with modern contemporary style and convenience, including direct ultra-fast broadband connection. Internally the home is entered through an enclosed porch and onto a hallway with a access to a useful cloaks cupboard, shower room, an extensively fitted kitchen, formal dining room with access to the snug/reception room and under stairs storage. The hallway continues to a large oak floored lounge with views and a access to the rear garden. The bespoke staircase leads to two double bedrooms and a luxury family bathroom and continues to a laundry room and master bedroom with en suite shower room. To complete the home, the beautiful private garden contains a summer house and access to the rear of the garage which has been converted to a home office with storage facilities to the front.

The property is sat in the heart of Little Hay and enjoys open country views from both front and rear aspects. Commuting is easy with excellent rail links from either Blake Street or Shenstone stations and just a short distance to the A38 and M6Toll, with shopping and leisure facilities at Mere Green and Lichfield Cathedral City centre also within easy reach.

Homes of this size and standard within this beautiful location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE PORCH Having tiled flooring, a pitched ceiling with 2 Velux windows over head, boiler cupboard and stable door leading in to the main hallway.

HALLWAY A welcoming reception hallway with a cloaks cupboard off, tiled flooring, radiator, spot lights over head, a further useful under stairs storage cupboard, a picture window in to the dining room and doors off to:

SHOWER ROOM To include a white suite with a double width walk in shower cubicle, vanity storage with wash hand basin, WC, and heated towel rail.

FITTED KITCHEN 8' 10" x 13' 3" (2.69m x 4.04m) Extensively refitted to now include a stylish range of matching wall and base mounted units with complementing Granite work surfaces over including a breakfast bar, under cupboard down lighting, an Aga, integrated dishwasher, washing machine, sink and drainer unit, tiled flooring, two front facing windows, a vaulted Velux window allows natural light, space for a fridge freezer and spotlights

FORMAL DINING ROOM 13' 2" x 11' 9" (4.01m x 3.58m) Entered via a step down via the hallway with tiled flooring, two front facing windows, radiator and a door to the snug/family room.

A further staircase leads to a split level landing with access to:

SNUG/FAMILY ROOM 12' 11" x 11' 7" (3.94m x 3.53m) Offering a multitude of uses with a feature open fire and fireplace as the focal point, a front facing window, tiled flooring and radiator.

From the hallway there are a few steps up to the formal lounge, the Oak staircase offers a contemporary feel with glass balustrading and was designed and installed by Neville Johnson and gives access to all floors

FORMAL LOUNGE 12' 4" x 19' 8" (3.76m x 5.99m) A great sized formal lounge with a log burner as the focal point, patio doors give access and views over the private rear garden and countryside beyond, a further window to the side provides natural light, two radiators and coving.

A further staircase leads to a split level landing with access to:

BEDROOM TWO 12' 11" x 11' 10" (3.94m x 3.61m) Having a window to the front, loft access and radiator.

BEDROOM THREE 13' 6" x 11' 4" (4.11m x 3.45m) Having a front facing window and radiator.

FAMILY BATHROOM A luxury family bathroom with fully tiled walls and flooring, a freestanding slipper bath, integrated WC, circular wash hand basin with vanity storage beneath, heated towel rail and side facing window.

Stairs rise to the top floor landing with walk in wardrobe/storage, side facing window and access to the main bedroom.

BEDROOM ONE 13' 3" x 13' 8" (4.04m x 4.17m) A lovely master bedroom with views to the rear, radiator, air conditioning, coving and a access to the en suite shower room.

EN SUITE SHOWER ROOM To include a white suite with a corner shower cubicle, wash hand basin with vanity storage beneath, low level WC, windows to both front and side and radiator.

GARAGE 8' 2" x 9' 11" (2.49m x 3.02m) The garage has been partially converted to include a home office (8ft 2 x 9ft 11), with a window to the rear power and light, the remainder of the garage is for storage purposes. Off road driveway parking for two cars and additional hard standing for another behind the driveway gates. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a beautiful private garden with a large patio area for entertaining, a further decked area to the rear of the garden tracks the sunshine throughout the evening, a summer house offering a multitude of uses, mainly lawned with mature trees and shrubs to the boundaries and countryside beyond.

Council Tax Band F Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
Networks in your area - Openreach

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.

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