



Four Acres Elmhurst

Four Acres, Tewnals Lane, Elmhurst, Lichfield WS13 8HE

A unique opportunity to acquire a two bedroom detached bungalow subject to an agricultural occupancy restriction, situated within an expansive plot extending to approximately 1.96 acres (0.796 ha) with an amenity pool, ample accommodation and being positioned in a prime location.

The property offers scope to create a spacious well-appointed family home.

For Sale by Private Treaty

Guide Price: £325,000 - £350,000



Location

The property is located west of the hamlet of Elmhurst within the county of Staffordshire, located within close proximity to the cathedral city of Lichfield and the towns of Burton on Trent and Rugeley with railway stations at all three.

The property lies directly off the A515 which provides further access to the A51, A50 and A38 and further links to the cities of Derby, Lichfield and the town of Stafford.

Directions

From Lichfield, following the A515 north sign posted for Ashbourne. Continue on the A515 for approximately 1.0 mile where the property is located on the left as indicated by our Arrow indicator. When on the drive, take the immediate left turn onto Four Acres driveway.

Description

Four Acres is situated in an accessible rural position which overlooks the surrounding countryside and being accessed directly off the A515. A range of amenities can be found in the nearby village of Kings Bromley including an excellent primary school, public

house, convenience store and village hall with a further range of amenities found in the nearby cathedral city of Lichfield and the towns of Burton on Trent and Rugeley.

Four Acres comprises of a two bedroom detached bungalow situated within a large plot extending to approximately 1.96 acres (0.793 hectares) or thereabouts. The property is in need of refurbishment but boasts ample accommodation offering scope to make the property your own. There is a large parking area being situated within a good-sized plot with a lawned garden to the front, rear and side of the property and a large pool to the front

The accommodation comprises a Kitchen, Sitting Room, Dining Room, Conservatory, Bathroom and Two bedrooms together with a garage and number of store rooms.





Accommodation;

Entrance Porch

22' 0" x 6' 9" (6.71m x 2.05m)

Sliding French doors leading from the driveway and wooden single glazed door leading out to the front of the patio, quarry tiled floor and housing the Oil fired boiler. There is a further WC, Garden Store and Coal Store off.

Garden Store/Workshop

15' 3" x 8' 6" (4.66m x 2.60m)

Access off the Entrance Porch with concrete floor and wooden single glazed window.

Kitchen

17' 1" x 8' 4" (5.21m x 2.53m)

Step up from the Entrance Porch with part tiled walls, Tiled floor, wooden fitted floor and wall units with integrated oven and sink and drainer unit with window overlooking the front of the property.

Dining Room

13' 11" x 13' 3" (4.23m x 4.05m)

Access off the kitchen with open fire set in a stone surround with a tiled hearth, sliding French doors through to the Conservatory.

Conservatory

20' 10" x 13' 1" (6.35m x 4.00m)

Large conservatory with Dwarf brick walls with wooden double glazing above, two sliding French doors leading in to the Dining Room and Sitting Room, tiled floor, two feature centre pillars and patio doors leading out to the front of the patio.

Sitting Room

18' 8" x 14' 4" (5.70m x 4.36m)

Good sized room to the side of the property having views south of the garden with sliding French doors leading into the Conservatory and a



further large glazed door to the other end leading into the Rear Entrance, with an open fire in a brick surround and tiled hearth.

Study

10' 4" x 10' 2" (3.16m x 3.09m)

A good sized room previously used as a study.

Rear Entrance

13' 3" x 6' 9" (4.03m x 2.07m)

To the rear of the property with large fully glazed sliding French doors with glazed door leading to the Sitting Room and a further glazed door leading to the Study/ bedroom 3.

Bathroom

11' 10" x 5' 4" (3.6m x 1.63m)

Part tiled walls with a cream suite comprising a bath with electric shower over, Basin and built in airing cupboard housing the hot water cylinder.

WC

Part tiled walls with a cream suite comprising a WC and Basin.

Bedroom 1

12' 10" x 11' 10" (3.92m x 3.60m)

Double room located to the rear of the property with UPVC double glazed window looking into the garage.

Bedroom 2

13' 0" x 9' 11" (3.97m x 3.03m)

Double room located to the rear of the property with UPVC double glazed window looking into the garage, built in wardrobes.

Garage

20' 5" x 15' 2" (6.22m x 4.62m)

Concrete floor, electric door to the front and glazed French doors to the rear leading out to the garden.



Externally

The property benefits from a large mature garden to the front, rear and side of the property. The garden has been well maintained and has a small plantation of trees to the southern boundary.

The property also benefits from a large pool to the front which has large trees and shrubs surrounding.

The property is accessed via a hardcore drive off the A515 leading up the side of the property to the rear where there is ample space for parking and turning.

General Information

Services

The property benefits from mains water and electricity with central heating being Oil fired.

The property's drainage is private by way of a septic tank, which currently sits outside the property's boundary. It is understood that any prospective purchaser will be required to install a new septic system within the property's grounds within two months of the completion date.

Prospective purchasers must satisfy themselves as to the availability and suitability of these services.

Boundaries

The prospective purchaser will be required to erect a stock proof boundary along the points marked A – B on the sale plan within 4 weeks of Completion.

Rights of Way, Wayleaves and Easements

The property benefits from a right of way for access to the property along the hardcore drive to the northern boundary of the property as identified hatched Brown on the sale Plan.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale.

Tenure & Possession

The freehold of the property is being offered with vacant possession upon completion.

Local Authority

Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffordshire, WS13 6YU

Council Tax

Council Tax band E

EPC Rating F

Planning

The property is subject to an Agricultural Occupancy Restriction. Further details can be obtained from the selling agents.

Solicitors

Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield, Staffordshire, WS13 6LQ
Tel: 01543 263 456

Viewing

Viewing is strictly by appointment through the Uttoxeter office of Bagshaws on 01889 562 811.

Method of sale

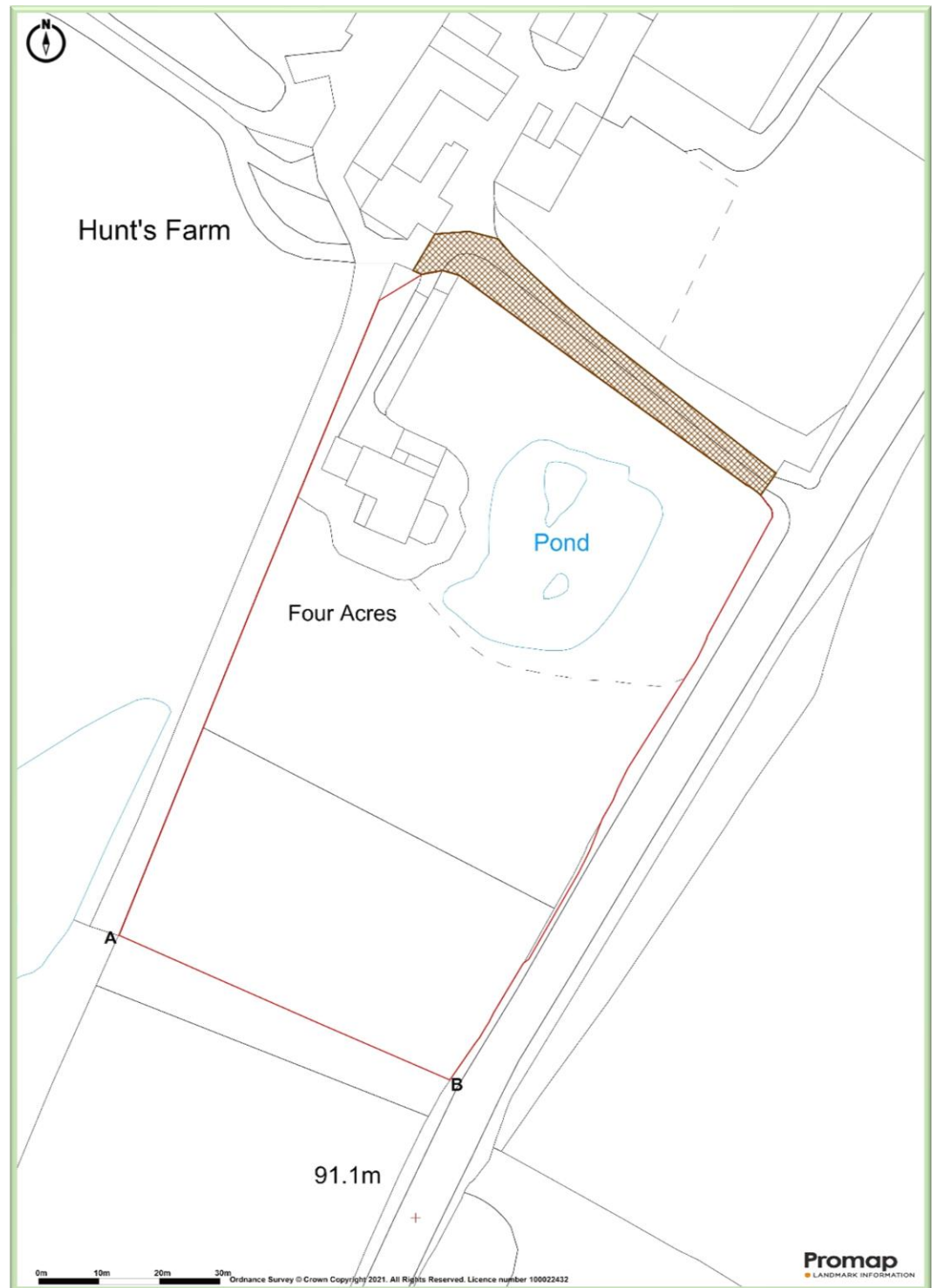
The property is to be sold by Private Treaty.

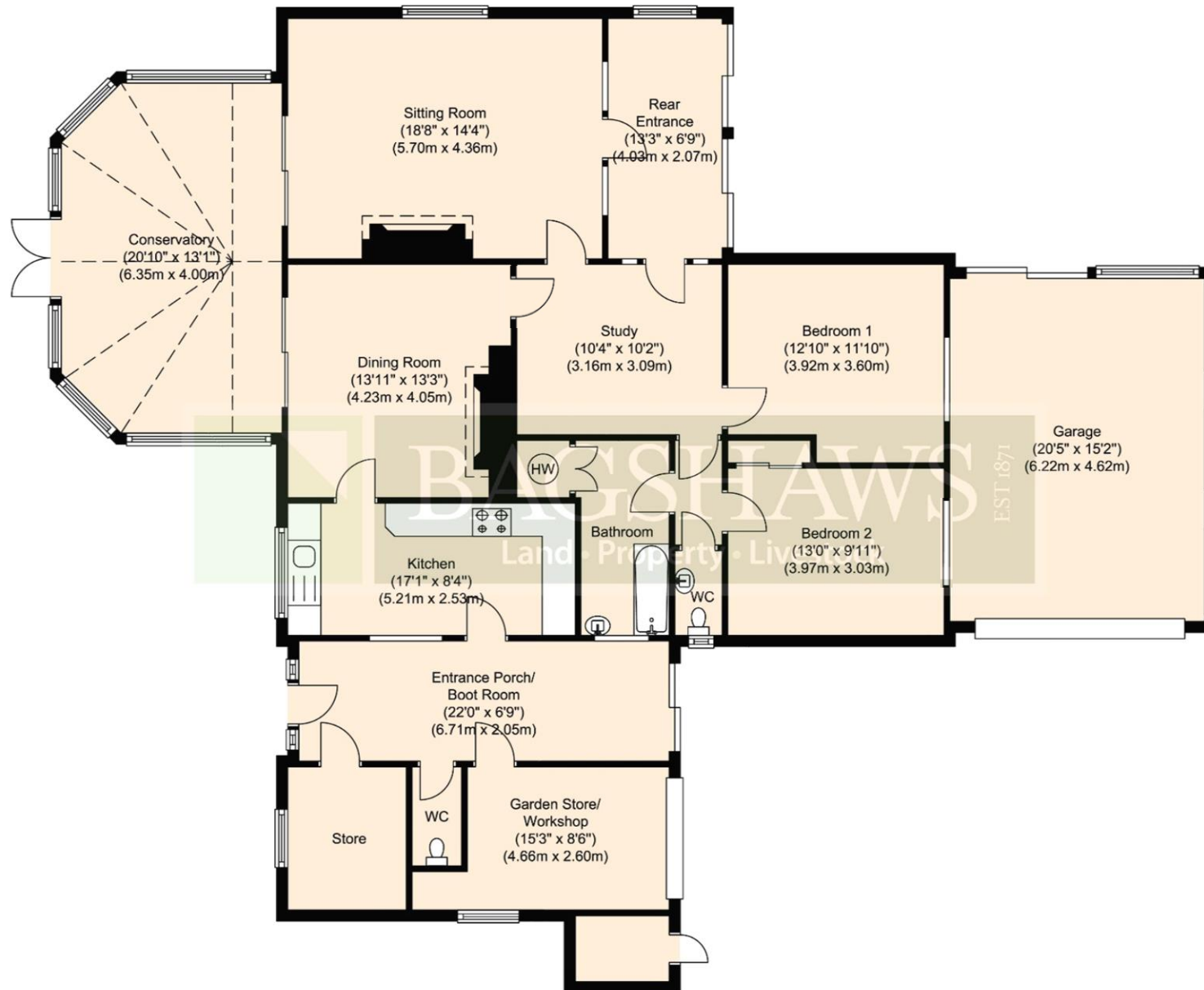
Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First







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