



Lichfield
Staffordshire

Carter Jonas

ROCKFIELDS DARNFORD LANE LICHFIELD WS14 9LB

Rural setting with countryside views
Conveniently located for Tamworth & Sutton Coldfield
Over 2500 sq ft of accommodation
Flexible living space including substantial loft

ACCOMMODATION

Reception hall
Sitting room
Dining Room
Kitchen Breakfast Room
Utility
Principle Bedroom with Dressing Room
Two Further Bedrooms
Bathroom
Cloakroom
Roof Storage Space

OUTSIDE

Parking
Garage with Workshop Area
Mature Gardens

LOCATION

M42 Junction 9 - 2.5 miles
M6 Toll Junction - 3.5 miles
Tamworth - 7 miles
Sutton Coldfield - 11 miles
Birmingham City Centre - 21 miles

All distances are approximate

A THREE BEDROOM DETACHED BUNGALOW WITH TWO RECEPTION ROOMS, STANDING IN MATURE GARDENS WITH GARAGE AND FIELD VIEWS



FURTHER INFORMATION

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 475m from the line.

Agents Note: Photo on page 4 shows the view from the property

Local Authority: Lichfield District Council

Council Tax: Band F

EPC Rating: D

According to Ofcom, Superfast broadband is available. Mobile coverage is good outdoor but variable indoor on some networks.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: WS14 9LB

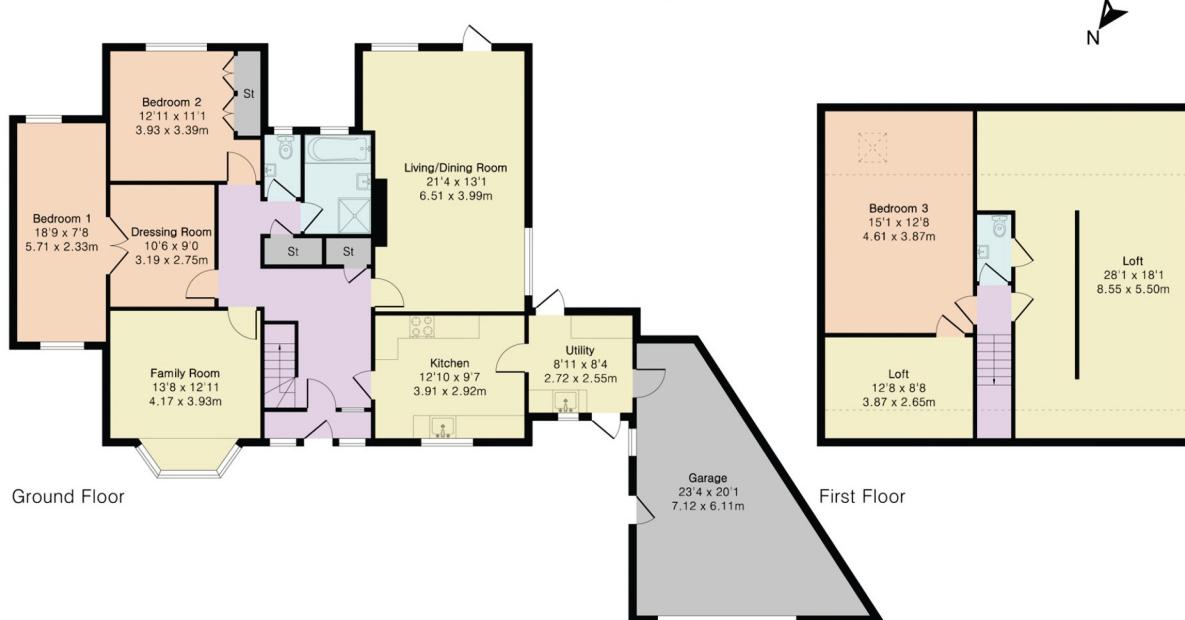
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**Approximate Gross Internal Area 2528 sq ft - 235 sq m
(Including Garage)**

Ground Floor Area 1656 sq ft - 154 sq m

First Floor Area 872 sq ft - 81 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Oxford 01865 511444

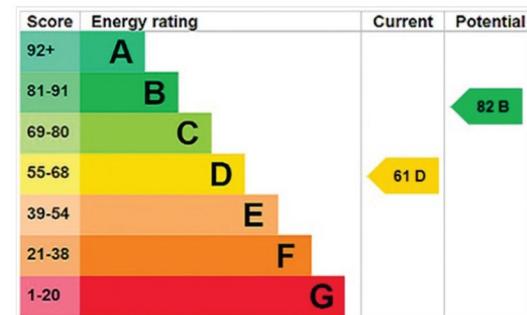
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IMPORTANT INFORMATION

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