





## 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

what3words:/// fanfare.workbench.crackling

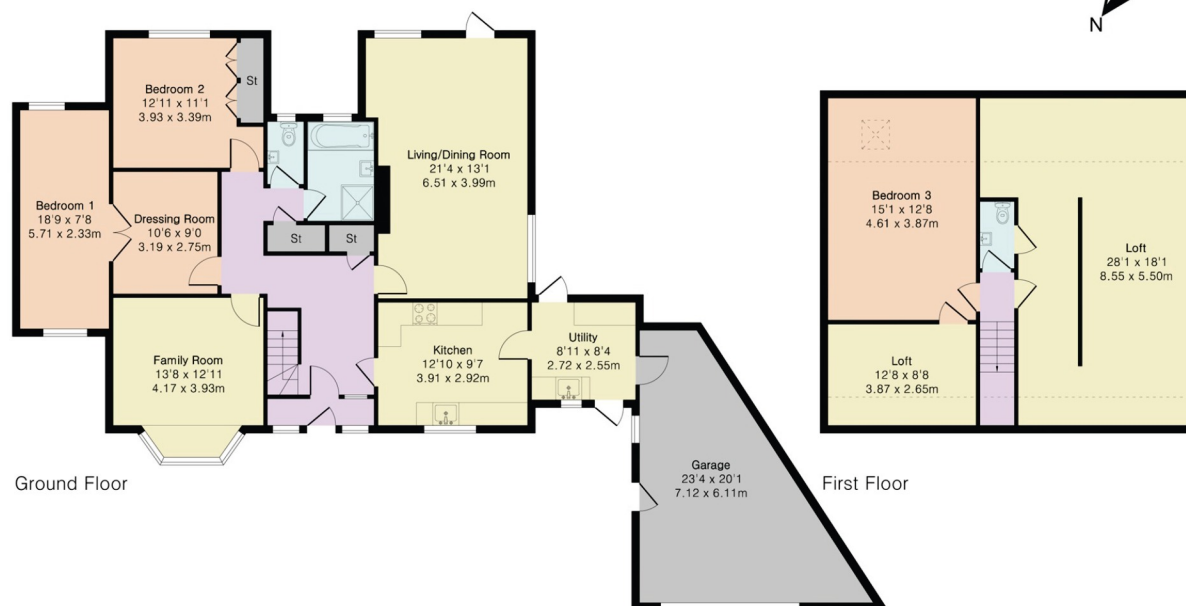




**Approximate Gross Internal Area 2528 sq ft - 235 sq m  
(Including Garage)**

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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



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