



Shirrall Drive
Drayton Bassett

Carter Jonas

88 SHIRRALL DRIVE DRAYTON BASSETT TAMWORTH B78 3EG

Former Farm Cottage · Semi-Rural Location · 0.74 Acres
Countryside Views · Four Bedrooms · Four Reception
Rooms · Three Bathrooms
NO ONWARD CHAIN

ACCOMMODATION

Reception hall with staircase and cloakroom off.

Sitting room with a central fireplace, dual aspect with windows to front and French doors onto the gardens. Dining room with views to rear aspect. First floor study.

Large well balanced family kitchen comprising a kitchen area open plan into a garden room with French doors onto a rear patio. The kitchen has a range of bespoke cabinets, Butlers sink, and a breakfast island. Utility room with worktops, space for white goods and boiler.

The first floor has three double bedrooms, one with an ensuite, and a house bathroom comprising bath, shower, wash basin and toilet. The second floor has the principle bedroom suite comprising a double room with a range of beams, dressing room and ensuite bathroom.

OUTSIDE

The property sits in a semi-rural location alongside a handful of other properties and is approached through double five bar wooden gates into a large gravel driveway which provides good off road parking. The front garden has a lawn area and hedgerow. A five bar wooden gate leads to the rear garden with a patio for entertaining.

The property has a rear garden/field area which can be accessed via the property driveway or a separate driveway to the west of the property. In all around 0.74 acres.

A FORMER FARM COTTAGE STANDING IN 0.74 ACRES IN A SEMI-RURAL LOCATION WITH COUNTRYSIDE VIEWS. EXCELLENT ACCOMMODATION INCLUDING FOUR BEDROOMS, FOUR RECEPTION ROOMS AND THREE BATHROOMS



FURTHER INFORMATION

Freehold
Oil central heating
Mains water
Shared septic tank

EPC Rating: E
Council Tax Band: D

According to Ofcom, Ultrafast broadband is available.
Mobile coverage is good outdoor and indoor on some networks.

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 714m from the line.

DISTANCES

The Belfry Hotel and Golf Resort - 6 miles
M42 Junction 9 - 6 miles
M6 Toll T3 - 3 miles
All times and distances are approximate

ADDITIONAL INFORMATION

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

Directions: B78 3EG

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