



Church Lane, Wishaw
Sutton Coldfield, B76 9QH

Offers in Excess of £375,000

Wishaw

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A delightful cottage style home occupying a highly desirable location in the idyllic semi-rural village of Wishaw, with stunning countryside views of open fields to the front & rear of the property as well as the surrounding area.

Set behind a gated large fore garden & patio area, your eyes are drawn to the beautiful bespoke porch. Internal inspection reveals a welcoming reception hall which leads to an impressive open plan kitchen/dining room, that brims with natural light and has an array of fitted units and integral appliances to include fridge, oven & hob.

The ground floor also comprises of an elegant formal lounge with an ornate Victorian feature fire place. The property has been extended to the ground floor to create a useful office/utility space, the perfect solution to create the ideal work from home environment with two comfortably spaced worked stations, this room has direct access to the large rear garden.

Stairs lead from the reception hall to the first floor landing where there are two generous sized double bedrooms and a good sized single bedroom, which is currently used as a dressing room. All bedrooms have access to the luxury family bathroom with roll top, free standing bath & French antique style vanity unit with marble top.

The private west facing garden to the rear of the property, has a paved patio area providing a tranquil space for alfresco entertaining and relaxing.

Gated access from the garden to the rear of the property leads to a secluded residential parking area with fantastic, panoramic views over the open countryside.

There are garages to the rear of the property & the current occupiers rent one of the from the Local Authority.

The property offers excellent potential for further extension, where permission was previously granted for a two storey extension, coupled with space at the rear to build a double garage, with the foundations already in place.

Internal inspection is highly encouraged to fully appreciate this beautifully presented home which is set within the Royal Borough of Sutton Coldfield.

The property has easy access to the Midlands motorway links and excellent local schools & amenities.





Property Specification

DESIRABLE SEMI-RURAL VILLAGE LOCATION
STUNNING COUNTRYSIDE VIEWS
EASY REACH OF LOCAL AMENITIES, SCHOOLS &
TRANSPORT LINKS
IMMACULATELY PRESENTED & TASTEFULLY ENHANCED
OFF ROAD PARKING TO THE REAR

Reception Hall 3.99m (13'1") max x 1.81m (5'11")

Lounge 3.84m (12'7") x 3.68m (12'1") max

Kitchen/Diner 5.78m (19') x 3.57m (11'9")

Utility/Office 3.29m (10'10") x 2.96m (9'9")

Bedroom 1 3.99m (13'1") x 3.03m (9'11")

Bedroom 2 3.93m (12'11") x 2.74m (9')

Bedroom 3 2.66m (8'9") x 2.43m (8')

Bathroom 2.48m (8'2") x 1.72m (5'8")

Landing 2.45m (8') x 1.84m (6')

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 19th January 2021

Viewer's Note:

Services connected: LPG Gas. Electric, Water & Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	34 F	
1-20	G		

Map Location

