



PACKINGTON HALL/MEWS, PACKINGTON, WS14 9HJ
£580,000



A rare opportunity to acquire a truly stunning four-bedroomed, ground floor apartment forming part of the historical, Grade II listed Packington Hall — a remarkable residence that has been thoughtfully renovated and upgraded throughout to an exceptional standard. Nestled amongst open countryside, this unique home offers the perfect blend of tranquil rural living and convenience, with easy access to surrounding towns and cities, including the vibrant and ever-popular Cathedral City of Lichfield. Here, a wealth of amenities, independent cafes, public houses and excellent transport links contribute to a highly desirable lifestyle. Internally, the property is superbly appointed, benefitting from the provisions of double glazing and LPG Calor Gas heating. Accommodation briefly comprises: a deep and welcoming entrance hall, a stylish fitted breakfast kitchen seamlessly flowing into the open-plan family lounge, with French doors opening to the communal rear courtyard — ideal for entertaining or relaxing. There are four generously proportioned double bedrooms, with the master and second bedroom enjoying private en-suite shower rooms, while a contemporary family bathroom serves the remaining rooms. Externally, the property enjoys its own private entrance via a paved approach, with a charming shared courtyard to the rear offering a sociable outdoor setting. An allocated parking space and corresponding garage further enhance this already impressive offering. To fully appreciate the space, style and setting of this exceptional home, internal inspection is highly recommended.

The home has been beautifully crafted during its recent creation and boasts high end, integral appliances within its breakfast kitchen, meanwhile Porcelanosa bathrooms and en-suites epitomise the standard of build. In-keeping with its period of original build, glazing throughout has been restored yet modernised to boast more energy efficient output.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
Tel: 0121 313 2888 Email: walmley@acres.co.uk



Set back from the road behind a paved path with lawn to side, access is gained into the accommodation via a front door into:

ENTRANCE HALL:

Doors open to four bedrooms, a family bathroom and lounge area through a fitted breakfast kitchen, radiators.

BREAKFAST KITCHEN THROUGH LOUNGE: 33'09 x 13'06:

PVC double glazed windows to rear and French doors open to courtyard, matching wall and base units with a contrasting kitchen island offer integrated full-line fridge, freezer, oven with grill over, washing machine, dishwasher and wine fridge, edged work surface with matching upstands offering integrated sink with draining grooves cut to side, an electric hob offers extractor within, a kitchen island provides space for breakfast stools, space for complete lounge suite, radiators, door back to entrance hall.

BEDROOM ONE: 19'07 x 14'08:

PVC double glazed windows to side, space for double bed and complimenting suite, alcoves provide recessed storage, radiators, door back to entrance hall and door to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising shower with splash screen to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door opens back to bedroom.

BEDROOM TWO: 15'01 x 11'06:

PVC double glazed bay window to side, radiators, space for double bed and complimenting suite, door back to entrance hall and door opens to:

ENSUITE SHOWER ROOM:

Suite comprising shower with splash screen sliding door to fore, low level



TENURE: We have been informed by the vendor the property is Share of Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: Council: Lichfield





WC and vanity floating wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM THREE: 16'09 x 13'05:

PVC double glazed bay window to side, radiators, space for double bed and complimenting suite, door back to entrance hall.

BEDROOM FOUR: 12'09 x 11'01:

PVC double glazed window to side, space for double bed and complimenting suite, radiator, door back to entrance hall.

FAMILY BATHROOM:

PVC double glazed obscure window to side, suite comprising bath with glazed splash screen door to side, low level WC and floating vanity wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to entrance hall.

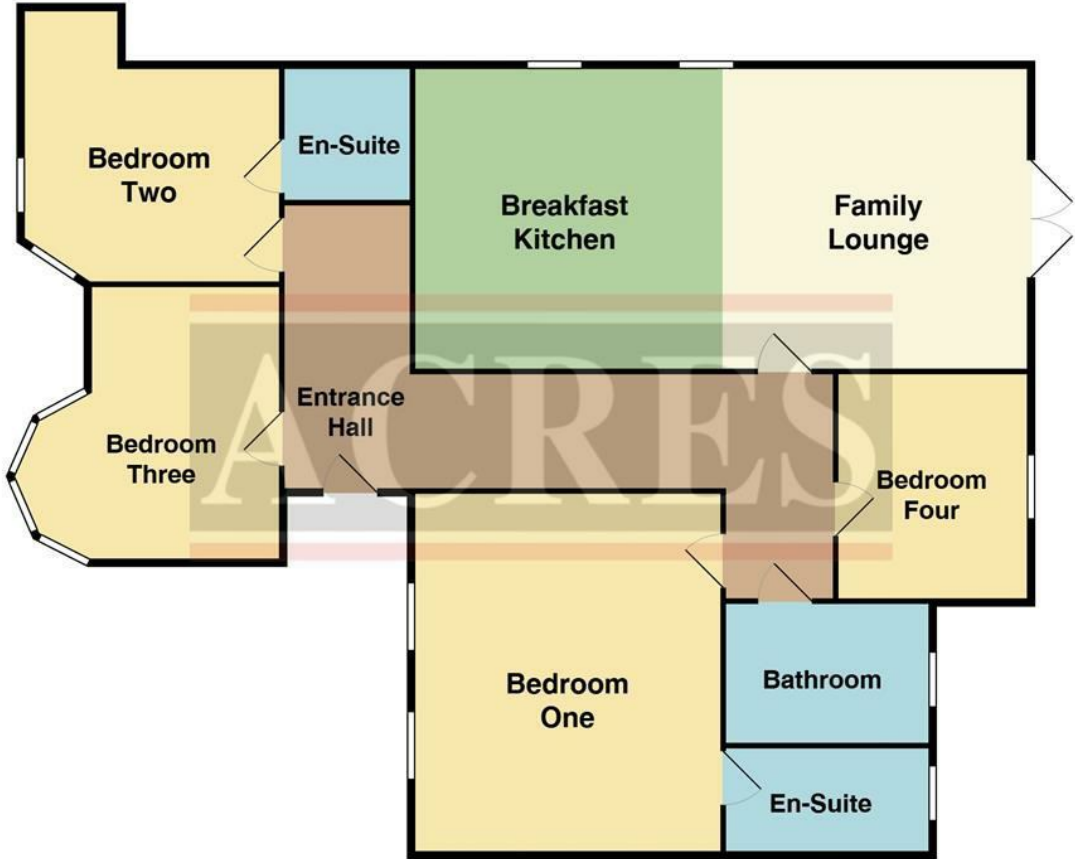


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Packington Hall, Lady Walk, Lichfield, WS14 9HJ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	57	57
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.