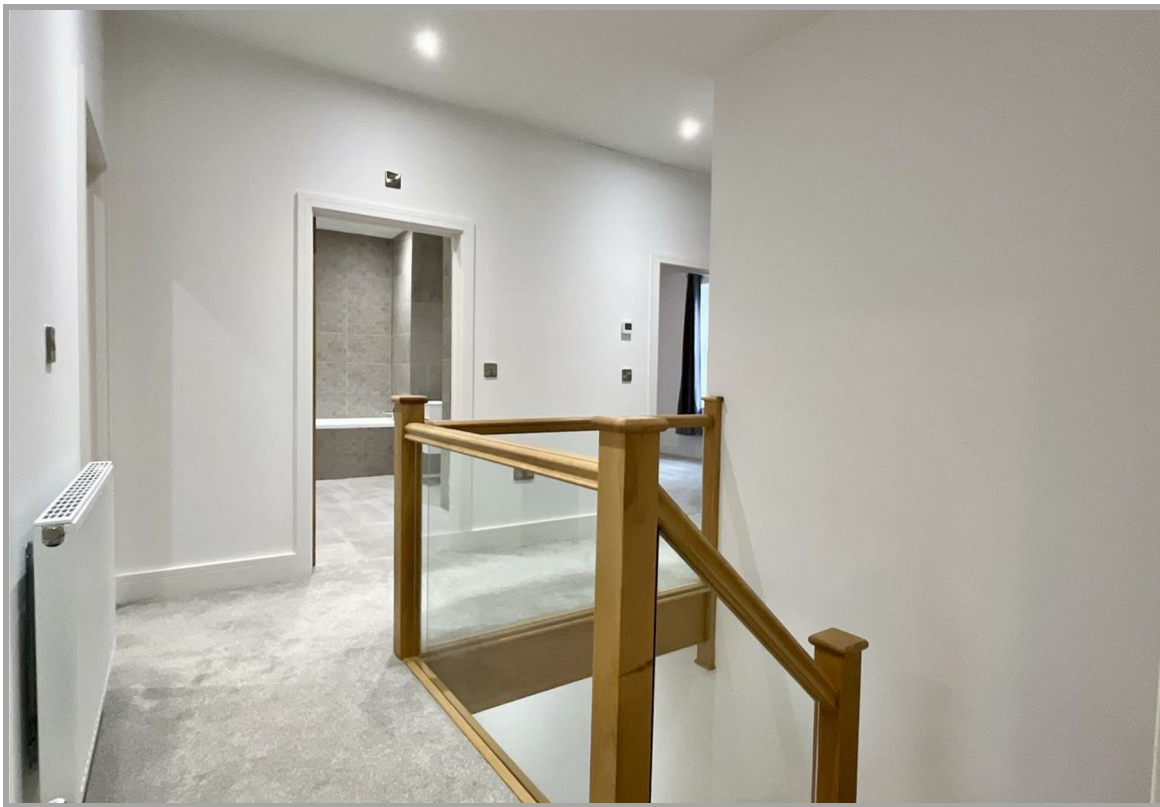




PACKINGTON HALL, PACKINGTON, WS14 9HJ
OFFERS IN THE REGION OF £690,000



Beautifully composed and enjoying open field views to the side, this exceptional four-bedroomed, end-of-terrace freehold family home forms part of the historic barns at Packington Hall, combining heritage character with outstanding modern design. Packington Hall is a Grade II listed building originally constructed in the 18th century, offering historical significance, while the contemporary development of the estate delivers exceptional quality, comfort and longevity.

Completed in 2021, the property showcases meticulous attention to detail, including automatic skylights in the kitchen, Porcelanosa sanitary ware throughout all washrooms, and enhanced insulation and sound-dampening materials to ensure a peaceful living environment. Set within the countryside on the outskirts of Lichfield, the home benefits from PVC double glazing and LPG Calor gas (both where specified) and offers generous, well-planned accommodation.

The ground floor briefly comprises an entrance hall, main family lounge, separate dining room, an impressive fitted breakfast kitchen with space for additional dining and lounging, a well-appointed utility room and a guest cloakroom/WC. To the first floor are four double bedrooms, with the master enjoying an en-suite shower room, while a fully comprehensive family bathroom services the remaining bedrooms. Externally, the property is approached via a landscaped, paved communal garden area, with a side timber gate providing access to the private rear garden which wraps around the property.

Further benefits include two single garages with electric up-and-over doors, providing secure parking and storage. To fully appreciate the quality, setting and thoughtful design of this superb family home, internal inspection is highly recommended. EPC Rating C.



**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 landscaped communal garden and walk area, access is gained into the accommodation via a composite door into:

DEEP ENTRANCE HALL: Doors open to a substantial fitted breakfast kitchen through family area and dining room, guest cloakroom / WC, lounge, dining room and under-stairs storage, stairs off to first floor.

FAMILY LOUNGE: 12'02 X 12'00: PVC double glazed sash windows to fore, space for complete lounge suite, door back to entrance hall.

DINING ROOM: 13'01 X 10'11: PVC double glazed sash windows to fore, space for dining table and chairs, door back to entrance hall.

GUEST CLOAKROOM / WC: A Porcelanosa suite comprising floating wash hand basin and WC, tiled splashbacks and flooring, wall-mounted LED-lit mirror, door back to entrance hall.

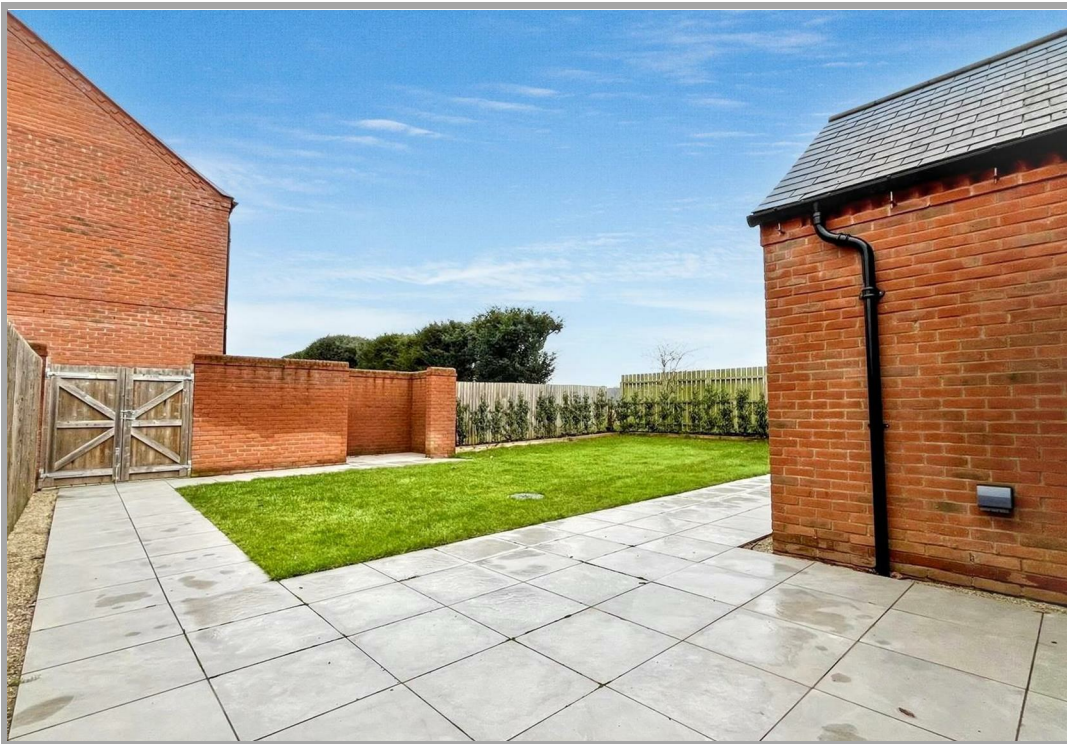
FITTED BREAKFAST KITCHEN THROUGH FAMILY AREA AND DINING AREA: 30'05 x 27'08 max / 12'03 min: PVC double glazed bi-folding and French doors open to rear garden, automatic Velux skylights over, matching wall and base units with integrated fridge, freezer, dishwasher, double oven and plate warmer, edged work surfaces with electric hob having inset extractor, one and a half sink with draining grooves cut to side, matching upstands, varying spaces provided for versatility and offer an opportunity for complete dining table with chairs, family area with space for sofas, door opens back to entrance hall and door to:

UTILITY: 7'07 x 7'03: Matching wall and base units with recesses for washing machine and dryer, edged work surface with one and a half sink unit with draining grooves cut to side, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: Glass balustrade leads to the first floor, doors open to four double bedrooms, a fully comprehensive family bathroom and storage.



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





BEDROOM ONE: 19'04 X 15'09 max / 4'06 min: PVC double glazed sash windows to side and to rear, space for double bed and complementing suite, radiators, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure sash window to rear, Porcelanosa suite comprising step-in shower with splash screen to side, floating WC and wash hand basin, wall-mounted LED-lit mirror, ladder-style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 14'03 X 12'10: PVC double glazed sash window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 14'04 x 10'11: PVC double glazed sash window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 13'03 x 7'11: PVC double glazed sash window to rear, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: Porcelanosa suite comprising step-in shower cubicle with sliding splash screen doors, fitted bath, floating WC and wash hand basin, wall-mounted LED-lit mirror, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, a bin store is provided, young shrubs and bushes line and privatise the property's border with access being given down to the side of the property via a timber gate and also a 50/50 split gate opening to rear access.

TWO SINGLE GARAGES: (please check suitability for your own vehicle use): Electric up and over garage door provides access to garages.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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.