



11 Churchside, Harlaston, B79 9HE



Overlooking tranquil rural views to the rear is this executive detached family home, benefitting from generously proportioned living space, four good sized bedrooms and outside space including a double garage, parking and private gardens. Being offered with no upward chain, this attractive village home lies on a peaceful and desirable cul de sac in Harlaston, enjoying tranquil surroundings alongside convenient access to local amenities, excellent commuter routes and rail connections. The interiors to this spacious family residence comprise briefly reception hall, two reception rooms plus study

and conservatory, breakfast kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite and family bathroom. to the front, there is parking for a number of vehicles to the front as well as access into the double garage, and the rear garden extends to a good size and enjoys an open rural outlook. Countryside views can be appreciated from two of the first floor bedrooms, and the property is serviced by LPG central heating (below ground tank) and double glazed windows.

The property lies on the desirable Churchside, a

peaceful cul de sac development set in the heart of Harlaston. This popular Staffordshire village is home to an active community and an attractive main street lined with historic homes, and offers amenities including a Church, children's playground, a post office/village store and the White Lion pub, with further amenities available in the nearby market town of Tamworth and Cathedral City of Lichfield. Many countryside walks and public footpaths can also be enjoyed direct from the doorstep. The location allows for good access to both the A38 and M42 giving swift onward travel to the commercial centres

of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby, and the International Airports of Birmingham and East Midlands are both within a comfortable commute. Regional and national rail travel is available from both Tamworth and Lichfield where swift links to Birmingham and London (in 80 mins) can be found. The property lies within catchment for the Howard Primary school in Elford and there are a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral School, Repton and Foremarke Preparatory.



- Executive Detached Family Home
- Desirable Cul de Sac Setting
- Offered with No Upward Chain
- Idyllic Rural Outlook to Rear
- Ideal WFH Accommodation
- Two Reception Rooms & Study
- Breakfast Kitchen & Conservatory
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Double Garage & Ample Parking
- Generous Private Gardens
- Countryside Views to Rear
- LPG Central Heating & Double Glazed
- Tranquil Location in Rural Village
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 6.28 x 1.96m (approx. 20'7 x 6'5)

A spacious welcome to this executive home, having window to the side and part galleried staircase rising to the first floor with useful storage beneath. Doors open into:

Lounge 5.44 x 4.07m (approx. 17'10 x 13'4)

A generously proportioned reception room having window to the front and an LPG gas fireplace. With double doors into:

Dining Room 4.07 x 2.95m (approx. 13'4 x 9'8)

A door leads back into the hallway and sliding doors open through to:



Conservatory 4.36 x 3.0m (approx. 14'3 x 9'10)
A versatile living space having tiled flooring, windows overlooking the gardens and double doors out to the side

Study 3.12 x 1.95m (approx. 10'2 x 6'4)
A useful home office, having window to the front aspect

Breakfast Kitchen 5.23 x 2.96m (approx. 17'2 x 9'8) – max
The kitchen is fitted with a range of wall and base units housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, oven and electric hob with extractor above. There is a window to the rear and the dining area features an attractive stained glass window and double doors out to the rear gardens

Utility 1.77 x 1.6m (approx. 5'9 x 5'3)
Having wall and base units housing an inset sink with side drainer and provisions for a washing machine. A door to the side opens into the double garage

Cloakroom
Comprising fitted wash basin and WC, with tiled flooring, half tiled walls and a heated towel rail





Stairs rise to the first floor landing, where doors open into a useful **Laundry Cupboard** and to a walk in **Airing Cupboard**, housing the hot water cylinder and having a skylight to the front. Doors lead into:

Master Bedroom 5.37 x 4.09m (approx. 7'11 x 4'6)
A spacious principal bedroom having window to the front aspect and a range of fitted wardrobes. With private use of:

En Suite 2.43 x 1.4m (approx. 7'11 x 4'6)
Fitted with pedestal wash basin, WC and shower, with tiled flooring, half tiled walls and an obscured window to the side

Bedroom Two 3.15 x 3.14m (approx. 10'4 x 10'3)
A third double room having window to the rear enjoying countryside views

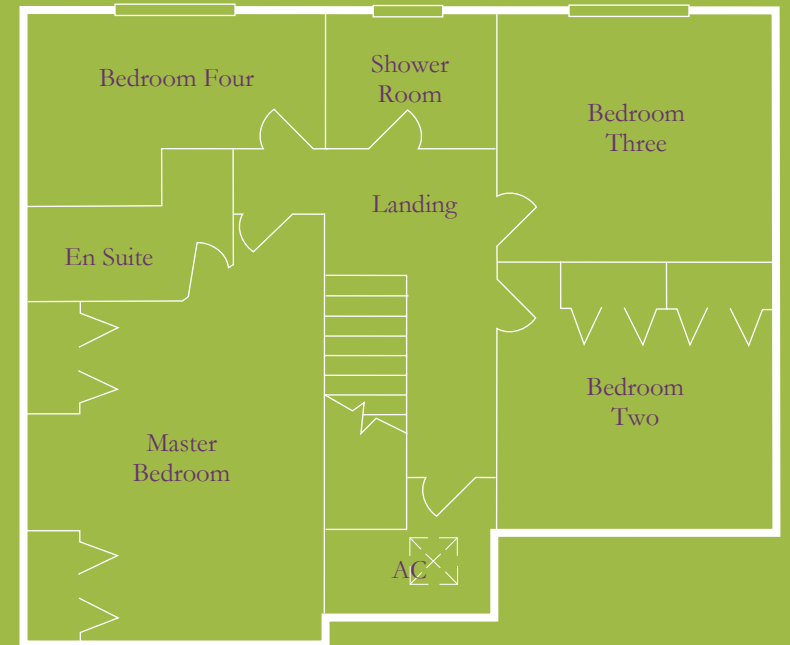
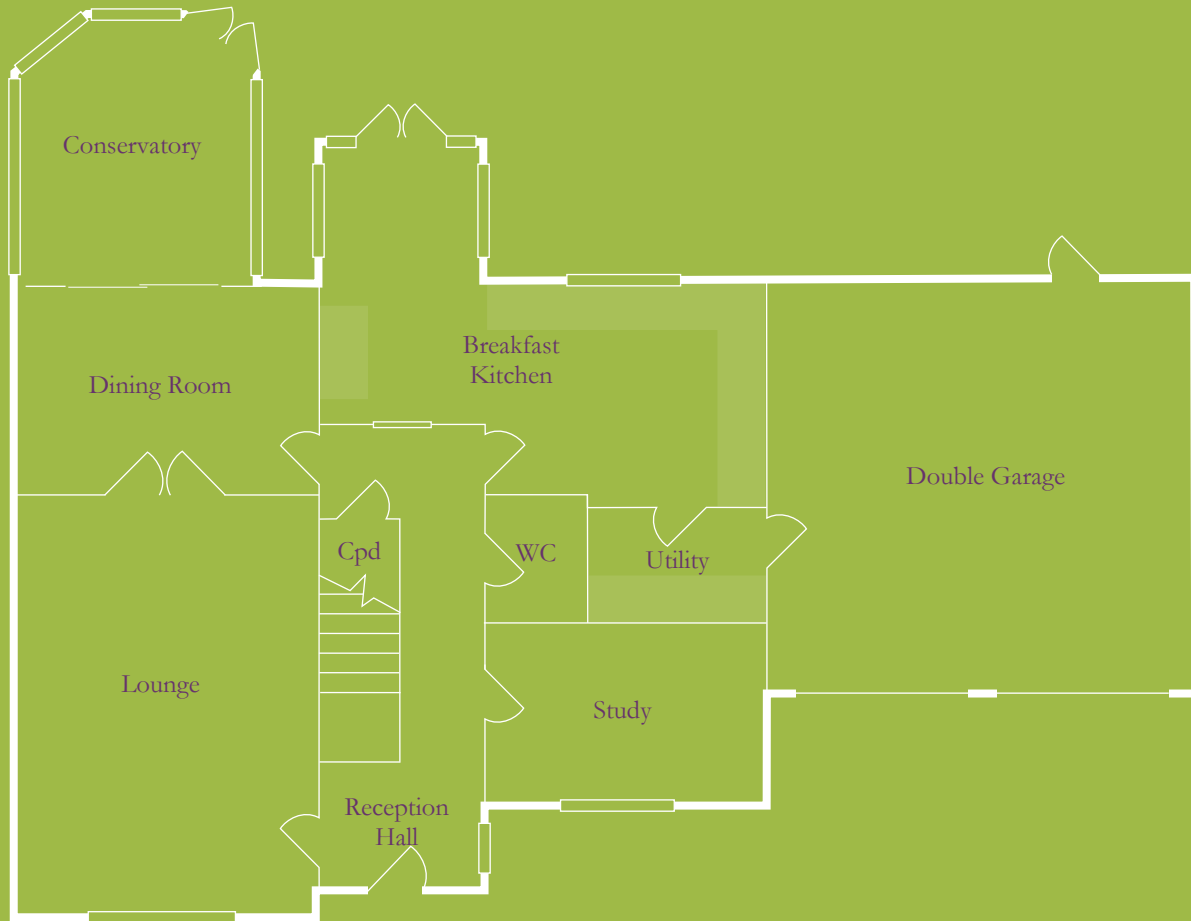
Bedroom Three 3.15 x 3.08m (approx. 10'3 x 10'1)
Another double bedroom having fitted wardrobes and a window to the front

Bedroom Four 4.0 x 2.15m (approx. 13'1 x 7'0)
With a window to the rear overlooking countryside views

Bathroom 2.7 x 2.15m (approx. 8'10 x 7'0)
Fitted with pedestal wash basin, WC and walk in shower, with tiled walls, a heated towel rail and an obscured window to the rear









Outside

The property is set back from the lane beyond a generous frontage, having a block paved driveway providing parking for a number of vehicles. There is access via manual entrance doors to the **Double Garage** 6.3 x 5.43m (approx. 10'7" x 17'9") which has power, lighting, storage to the loft and a pedestrian door into the rear garden. Well tended lawns extend to the front of the property housing the below ground LPG tank

Gardens

Enjoying a pleasant open outlook, the rear garden extends to a generous size and is laid to a paved terrace and safely enclosed lawns. There is exterior lighting and a water point, the shed is included in the sale and gated access leads back around to the front aspect



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.