



4 Church Lane, Edingale, B79 9JD



Offered with no upward chain is this attractive detached family home set in the idyllic village of Edingale, benefitting from extended living accommodation, four double bedrooms and a peaceful cul de sac position with an open outlook to the front. Having been recently redecorated throughout, this deceptively spacious family home offers versatile accommodation laid to reception hall, three reception rooms plus conservatory, a modern kitchen, utility room and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, there is parking to a private driveway and access into a single garage, with well tended gardens laid to the rear. The property is serviced by oil fired central heating and full double glazing.

The property lies on a peaceful cul de sac in Edingale, a popular rural village set within the National Forest in a scenic area known as the Mease Valley. Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including the village hall which hosts a number of group meetings and activities and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a Post Office, shop and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll and direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth.



- Attractive Detached Family Home
- Offered with No Upward Chain
- Rural Outlook to Front Aspect
- Spacious Reception Hall
- Three Reception Rooms & Conservatory
- Kitchen, Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite & Bathroom
- Single Garage & Parking
- Immaculately Tended Gardens
- Idyllic Rural Village Location
- John Taylor School Catchment

Reception Hall

The composite front door opens into this spacious hallway, having staircase rising to the first floor, useful fitted storage cupboard and oak doors opening into:

Lounge 5.26 x 3.91m (approx 17'3 x 12'9)

Having a bay window to the front aspect, this generous reception room has a wood burning stove set to tiled hearth and double doors opening into:

Dining Room 4.97 x 2.93m (approx 16'3 x 9'7)

A versatile reception room with a door into the Reception Hall and an opening leading into:

Conservatory 4.31 x 2.45m (approx 14'1 x 8'0)

Double doors open out to the rear garden and the conservatory benefits from tiled flooring, vaulted ceilings and windows to the rear. A door opens to:

Kitchen 5.5 x 2.44m (approx 18'0 x 8'0)

The kitchen comprises a range of modern wall and base units with gloss worksurfaces over, housing an inset sink with side drainer and integral appliances including dishwasher, fridge, induction hob and an oven. The worktops extend to one side to create a breakfast bar and the kitchen has tiled flooring, tiled splashbacks and a window to the rear. Opening into:

Family Room 3.88 x 2.83m (approx 12'8 x 9'0)

Ideal as a playroom or breakfast room, having double doors opening out to the garden, a window to the side and tiled flooring

Utility 2.77 x 1.56m (approx 9'0 x 5'1)

Having full height storage and base units housing an inset sink with side drainer and space for a washing machine. The utility has tiled flooring, windows to side and a door into the garage

Cloakroom

Having vanity wash basin and WC, with an obscured window to the front aspect





Stairs rise to the **First Floor Landing** where there is loft access, a door to the airing cupboard and a window to the side. Doors opening into

Master Bedroom 3.45 x 2.77m (approx 11'3 x 9'1)
Having a range of fitted wardrobes, windows to two side and private use of:

En Suite 2.51 x 1.04m (approx 8'2 x 3'4)
Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with tiled flooring and walls, a heated towel rail, mirror with vanity lighting and an obscured window to the front

Bedroom Two 4.25 x 2.84m (approx 13'11 x 9'2)
Another double bedroom having dual aspect

windows to the front and rear

Bedroom Three 3.9 x 2.57m (approx 12'9 x 8'5)
With a window to the rear aspect

Bedroom Four 3.55 x 2.43m (approx 11'7 x 7'11)
A fourth double bedroom having window to the rear

Family Bathroom 2.24 x 1.74m (approx 7'4 x 5'8)
A contemporary suite comprises wash basin and WC fitted to vanity units and bathtub with shower unit over, having tiled flooring, tiled walls, a chrome heated towel rail, mirror with vanity lighting and an obscured window to the front





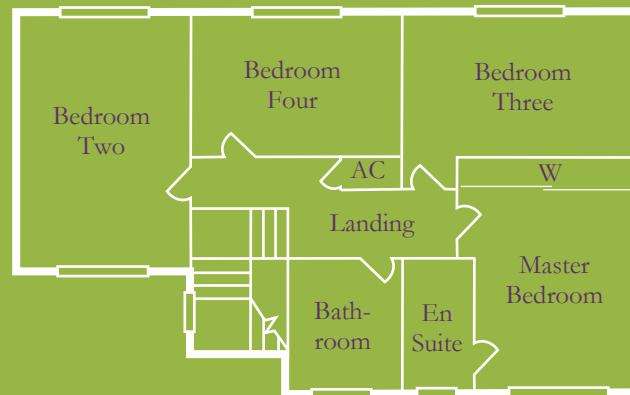
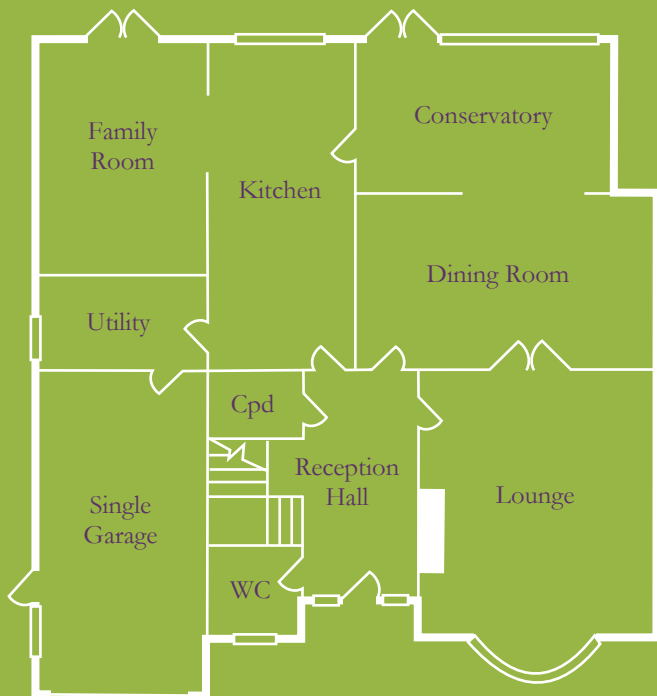
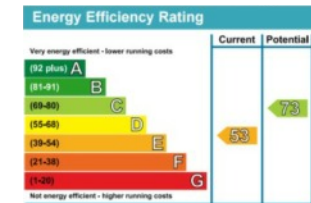
Outside

The property is set on the quiet cul de sac of Church Lane and enjoys an attractive outlook to the front over mature trees and foliage. The block paved driveway provides parking for around three vehicles as well as access into:

Single Garage 5.34 x 2.67m (approx 17'6 x 8'9)
 Having up and over entrance door, power, lighting and a courtesy door to the side

Gardens

A well tended landscaped garden is set to the rear, being laid to a paved terrace leading onto lawns. There is exterior lighting, a double power socket and a water point, and gated access to the side leads back 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.