



Joe's Lodge, Croxall Road, Edingale, B79 9JF

Set on an exclusive private lane within charming woodland is Joe's Lodge, a contemporary detached bungalow offered with no upward chain, benefitting from spacious open plan interiors, two double bedrooms and private gardens. Completed in 2013, this bespoke detached home enjoys a tranquil and secluded spot in the village and benefits from a high specification finish including triple glazing, an upgraded bathroom and a landscaped garden. The interiors comprise briefly reception hall, open plan lounge, spacious dining kitchen, two double bedrooms (each with fitted wardrobes) and a luxury bathroom, with parking for two vehicles to the front and a private garden set to the rear. Being an ideal downsizer, Joe's Lodge retained a further three years NHBC warranty and is an ideal purchase for anyone looking for a beautifully maintained home in this popular rural village.

Joe's Lodge lies on a secluded private lane in the heart of Edingale, a popular rural village set within the National Forest in a scenic area known as the Mease Valley. A past winner of Staffordshire Best Kept Village, this idyllic rural village offers amenities including a pub, the village hall which hosts a number of groups and activities and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High School. The location is also ideal for outdoor pursuits including rambling, fishing and cycling. Harlaston lies one mile away and is home to a Post Office, shop and the popular White Lion pub and restaurant, with additional amenities found in Tamworth, Lichfield and Burton. Well placed for commuters, the area provides easy access to A38, M42 and M6 Toll and direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth.

- Bespoke Detached Bungalow
- Secluded Private Lane Position
- Contemporary Open Plan Interiors
- No Upward Chain
- Spacious Lounge & Dining Kitchen
- Two Spacious Double Bedrooms with Fitted Wardrobes
- Luxury Bathroom
- Private Parking
- Landscaped Rear Garden
- Oil Central Heating & Triple Glazing
- 3 Years NHBC Warranty Remaining
- Idyllic Village Setting

The front door opens into:

#### Reception Hall

Having Amtico flooring, access via a drop down ladder to the partially boarded loft space which features power and lighting and a door into the Airing Cupboard. Further doors open into:

#### Stunning Lounge 5.03 x 4.57m (approx. 16'5 x 14'11)

A spacious open plan reception room having Amtico flooring and windows to two sides. The

lounge leads into:

#### Open Plan Dining Kitchen 4.68 x 4.55m (approx. 15'4 x 14'11)

Another beautifully presented space being fitted with a range of gloss wall and base units having complementary worktops over, housing inset stainless steel sink, a range of integral appliances including dishwasher, fridge, freezer, oven and induction hob (oven and hob refitted in 2019), and spaces for a washing machine, tumble dryer and fridge freezer. Part of the ceiling is vaulted to create an impressive gable end with skylights and the kitchen has tiled flooring, a window to the side and space for a dining table and chairs





Doors from the **Reception Hall** open into:

**Master Bedroom** 3.98 x 3.63m (approx. 13'0 x 11'10)

A spacious principal bedroom having window to the rear and a range of fitted wardrobes

**Bedroom Two** 3.12 x 2.91m (approx. 10'2 x 9'6)  
Another good sized double having window to the front and a large double fitted wardrobe

**Luxury Bathroom** 2.54 x 2.06m (approx. 6'9 x 8'3)  
Having been upgraded, the bathroom comprises wash basin set to vanity unit, WC, recently refitted



shower cubicle and separate bathtub, with an obscured window to the side, tiling to splash backs and a chrome heated towel rail

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





### Outside

Joe's Lodge lies along a private drive servicing just three individual detached homes. A block paved driveway extends to the front and side of the property providing parking for two vehicles and there is a recessed storm porch opening to the front aspect. Secure gated access leads to the rear garden

### Rear Gardens

A secluded and well tended landscaped garden is set to the rear aspect, being safely enclosed to all sides and featuring a paved terrace, gravelled courtyard and raised beds edged with railway sleepers. A small garden shed is included in the sale and there is exterior lighting and a water point within the garden



**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.