



Meadow View, Pessall Lane, Edingale, B79 9JN



Enjoying a peaceful countryside setting is Meadow View, an immaculately presented detached family home benefiting from upgraded and remodelled accommodation, five bedrooms and open views to the rear. Having been substantially extended and refurbished, this immaculate family home offers a high standard of finish throughout and further potential to extend/convert the current garage to create additional living and bedroom space. The interiors have been carefully designed to suit family living and comprise briefly porch and reception hall, spacious lounge with study area, playroom/ snug, stunning open plan family dining kitchen, utility, cloakroom and boot room to the ground floor, with five bedrooms to the

first floor serviced by a master en suite and family shower room. Outside, there is ample parking and access into an oversized double garage, with landscaped gardens set to the rear overlooking open countryside and enjoying a sunny westerly aspect. Meadow View is serviced by oil fired central heating and full double glazing.

The property lies on a quiet lane 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, the Black Horse pub and restaurant 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.

- Immaculate Detached Family Home
- Extended & Refurbished to include Re-Wiring, Plumbing and Windows
- Two Reception Rooms & Study Area
- Open Plan Family Dining Kitchen
- Utility, WC Reception Hall & Boot Room
- Master Bedroom with En Suite
- Four Further Bedrooms & Shower Room
- Oversized Double Garage & Parking
- West Facing Garden with Open Countryside Views to Rear
- Planning Permission for Master Suite Conversion
- Peaceful Village Setting
- Outstanding School Catchment
- Well Placed for Commuter Routes & Rail Travel



The front door opens into a **Porch**, having windows to the sides and tiled flooring. A part glazed door opens into:

Reception Hall

A spacious welcome to this family home, having staircase rising to the first floor and doors opening into:

Lounge 4.77 x 6.66, 3.82m (approx 15'7 x 21'10, 12'6)

A spacious reception room having dual aspect windows and a multifuel burning stove set to tiled hearth. A study area to the rear aspect enjoys rural views over the gardens and to fields beyond

Snug/Playroom 3.05 x 2.8m (approx 10'0 x 9'2)
Ideal as a playroom or teenagers lounge, having window to the front and ample fitted storage

Open Plan Family Dining Kitchen 8.0 x 5.45m (approx 26'3 x 17'10)

A stunning space which has been extended and remodelled by the current vendors. The **Kitchen** comprises a range of contrasting wall and base units with marble Quartz worktops over, housing a range of integral appliances including dishwasher, larder fridge, larder freezer and under counter fridge. The central island houses an inset sink and the kitchen is fitted with a useful refuse cupboard, pull out pan drawers, extendable corner cupboards and a pantry cupboard. There is an integral speaker system and tiled flooring with under floor heating extends into the **Dining Area**, where there is a door to the side, windows to the rear and double doors out to the rear garden. An Orangery style skylight provides plenty of natural light

Utility 1.83 x 1.68m (approx 6'0 x 5'6)

Fitted with wall and base units housing spaces for a washing machine and tumble dryer, with a window to the side and tiled flooring with under floor heating

Boot Room 3.7 x 1.21m (approx 12'1 x 3'11)

A useful second entrance to this individual home, having part glazed doors to the front and rear aspects and tiled flooring

Cloakroom

Comprising wash basin set to vanity unit and wall hung WC, with tiled flooring, tiled splash backs and a window to the rear





Stairs rise to the first floor **Landing** where there is loft access and doors opening into:

Master Bedroom 4.79 x 2.83m (approx 15'8 x 9'3)
A spacious principal suite having window to the front and two large fitted wardrobes. A door opens into:

En Suite 1.83 x 1.72m (approx 6'0 x 5'7)
Fitted with wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled splash backs, a traditional radiator with towel rail and a window to the rear with open views

Bedroom Two 3.3 x 2.92m (approx 10'10 x 9'7)
A double bedroom having window to the front aspect

Bedroom Three 3.61 x 2.24m (approx 11'10 x 7'4)
With a window to the rear enjoying open views

Bedroom Four 2.94 x 2.41m (approx 9'7 x 7'10)
With a window to the front aspect

Bedroom Five 2.68 x 2.48m (approx 8'9 x 8'1)
Having window to the rear. This room also features plumbing for a bathtub and the wall to the shower room could be remodelled to create a large bathroom if desired

Shower Room 1.82 x 1.73m (approx 5'11 x 5'8)
Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled splash backs, a traditional radiator with towel rail, a window to the rear with countryside views and automatic lighting









Outside

Meadow View is set on the peaceful Pessall Lane which lies on the very edge of the village. To the front, an in and out block paved driveway provides parking for a number of vehicles

Double Garage 6.9 x 6.74m (approx 22'9 x 22'1)

With electric entrance door, this oversized double garage features power, lighting and loft access to a generous storage space above. Double doors open out to the rear garden and the oil fired boiler is housed in here

West Facing Garden

Enjoying an open rural outlook over farmland, the rear garden is laid to an elevated paved terrace with steps leading down to shaped lawns edged with a post and rail fence. There is exterior lighting, a water point and an outside speaker system, and a covered store to the side of the property houses the oil tank and a wood store

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.