



Rose Cottage & Annexe, 76 Church Lane, Fradley, WS13 6NN



Set on a generous 0.4 acre garden plot is Rose Cottage, a beautifully refurbished detached village home with detached coach house, benefitting from a wealth of character throughout, four double bedrooms and superb potential for a self contained annexe, Air BnB style rental or home office suite. Having been substantially upgraded by the current vendors, Rose Cottage has received a complete renovation over the years to include an extension, rewiring, new central heating system, plumbing and boiler and a complete internal refit to the bathrooms and kitchen.

The interiors comprise briefly oak framed porch, dining hall, sitting room, family dining kitchen, boot room, utility and cloakroom to the ground floor, with four double bedrooms, a master en suite and family bathroom to the

first floor. Outside, the property is set beyond a gated entrance where there is a superb detached coach house which has been renovated recently, being ready to create a versatile space for purposes such as a self contained annexe, Air BnB type rental or home office suite. The beautifully tended gardens extend to a generous 0.4 acre and wrap around the cottage, with lawns to the front and rear, parking to the front and a further courtyard providing additional parking or space to landscape to the rear as well as a single garage. The cottage is serviced by mains gas central heating and double glazing.

The property lies in the desirable old Fradley village, a historic location well served by local amenities and commuter routes. The village is known for its character cottages and quiet

surroundings and has amenities including shops, a post office and a church all within walking distance from the property. The village is just minutes from the Cathedral City of Lichfield where excellent shopping and leisure facilities can be found alongside the renowned Beacon Park which is formed around seventy acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting plenty of ramblers routes to local villages including Alrewas and Fradley Canal Junction. Well placed for commuters, the village has swift access to the A38, A50 and motorway network beyond and direct rail links to Birmingham and London can be found at stations in Lichfield.

- Detached Character Cottage
- Popular Village Location
- Substantially Renovation & Beautifully Presented
- Superb Detached Annexe/Home Office
- Two Reception Rooms
- Spacious Family Kitchen
- Boot Room, Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite & Family Bathroom
- Generous 0.4 Acre Gardens
- Summer House/Home Office
- Gated Entrance, Parking & Garage
- Detached Annexe/Home Office with Bedroom, Bathroom, Two Living Rooms
- Refurbished to include wiring, plumbing, boiler & internal refit
- Well Placed for Amenities, Commuter Routes & Rail Travel



An oak framed gable porch leads to the front door which in turn opens into:

Dining Hall 4.2 x 3.7m (approx. 13'9 x 12'1)

An attractive and characterful reception room, having staircase rising to the first floor, window to the front aspect, flagstone flooring and an exposed ceiling beam. There is a dual sided wood burner set to raised heath with brickwork arch over, and a thumb latch door opens into:

Sitting Room 4.2 x 3.72m (approx. 13'9 x 12'2)

Another well presented reception room having dual sided wood burner, windows to two sides and an exposed beam

Boot Room 4.22 x 1.98m (approx. 13'10 x 6'6)

This useful space has a stable doors opening out to the rear courtyard and garden and has been bespoke fitted with a range of cloakroom storage and hanging space. There is a window to the rear and tiled flooring extends into the utility and cloakroom. A door opens into:

Family Dining Kitchen 6.64 x 4.6m (approx. 21'9 x 15'0)

A stunning space fitted to an excellent specification, with a range of base, full height and island units with Quartz worktops over. There is an inset one and a half sink and a range of integral AEG appliances including dishwasher, larder fridge and freezer, double oven, combination microwave/oven/grill, coffee machine and a wine fridge. There is a window to the front, tiled flooring extends throughout and the island unit houses an entertaining style breakfast bar to one side. There is space for a living or dining area where bifold doors open out to the rear courtyard and gardens

Utility 2.8 x 2.07m (approx. 9'2 x 6'9)

Comprising wall and base units housing one and a half sink with side drainer and spaces for a washing machine and tumble dryer. There is a window to the rear aspect and the utility has tiled flooring and a door into:

Cloakroom

Fitted with a modern suite having wash basin set to vanity unit and WC, with tiled flooring and a chrome heated towel rail





Stairs rise to the first floor part galleried **Landing**, where there is loft access, a door into the **Airing Cupboard** and oak thumb latch doors into:

Master Bedroom 6.03 x 4.6m (approx. 19'9 x 15'1)
A spacious principal bedroom having dual aspect windows, a range of bespoke fitted wardrobes and private use of:

En Suite 2.56 x 1.32m (approx. 8'4 x 4'4)
Comprising a modern suite having contemporary wash basin with wall mounted taps, WC and double shower, with tiled flooring, tiled walls, lit vanity mirror and a chrome heated towel rail

Bedroom Two 4.2 x 3.57m (approx. 13'9 x 10'8)
A spacious L shaped bedroom having window to the rear

Bedroom Three 4.2 x 3.2m (approx. 13'9 x 10'5)
Having window to the front aspect

Bedroom Four 3.87 x 2.33m (approx. 12'8 x 7'7)
Another double room having window to the front and a double fitted wardrobe

Family Bathroom 4.22 x 2.07m (approx. 13'10 x 6'9)
Fitted with a luxury suite comprising wash basin set to vanity unit, WC, double ended bathtub and walk in double shower, with tiled flooring, half tiling to walls, an obscured window and a heated towel rail



Annexe

Offering superb potential to be additional living accommodation, a self contained annexe, Air BnB rental/guest house or a home office suite. The conversion has been made to include wiring, plumbing for a first floor bathroom and plastering, leaving the internal finishes to be installed to taste by the next occupier

Reception Hall 4.36 x 3.98m (approx. 14'3 x 13'0)
Having double doors to the front aspect, stairs rising to the first floor and doors into:

Potential Dining Kitchen/Bedroom Two 5.17 x 4.26m (approx. 16'11 x 13'11)
Having dual aspect windows to the front and side

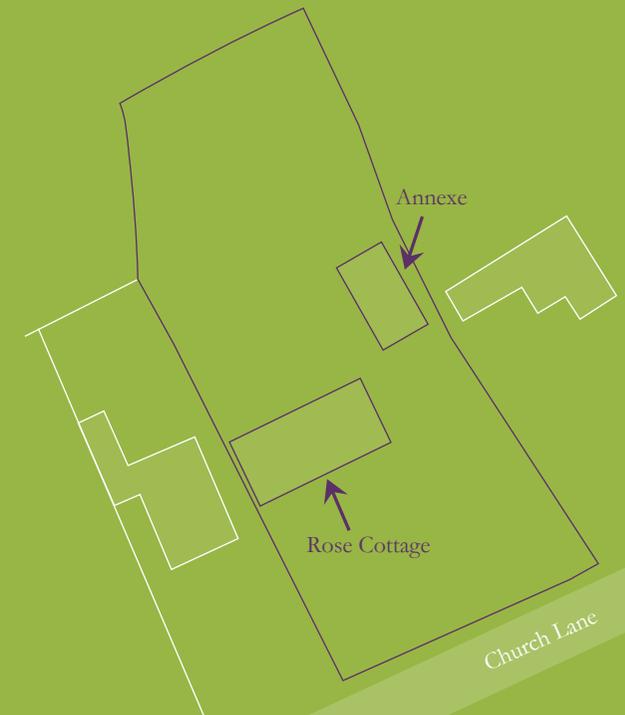
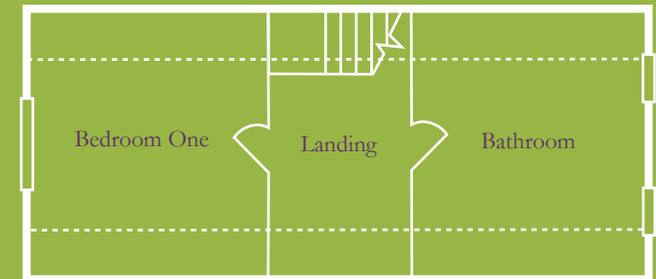
Sitting Room 5.14 x 4.07m (approx. 16'10 x 13'4)
With dual aspect windows to the rear and side

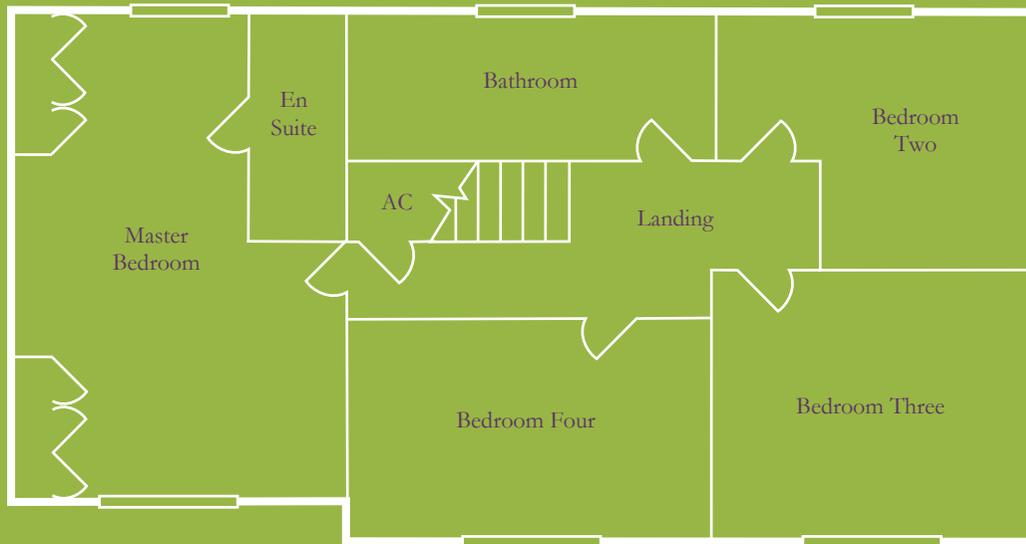
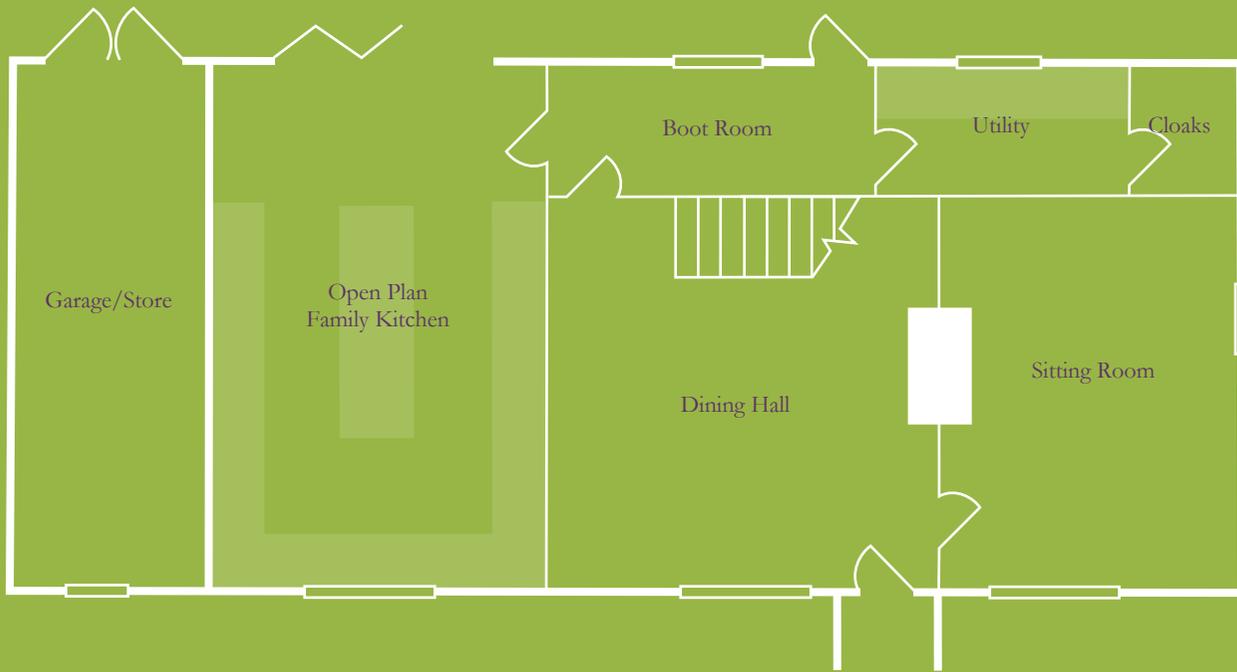
Store 2.96 x 1.38m (approx. 9'8 x 4'6)
An ideal store room or study nook

Stairs rise to the first floor **Landing** 2.94 x 2.94m (approx. 9'7 x 9'7) having doors opening into:

Bedroom 4.07 x 3.62m (approx. 13'4 x 11'10)
A spacious double room having restricted head height, having a window to the rear

Bathroom 4.36 x 3.98m (approx. 14'3 x 13'0) – max
First fix plumbing has been installed to allow the next occupier to fit out as desired, and the bathroom has windows to the front aspect







Outside

The property is set back from the lane beyond a generous foregarden, with gated access opening into a gravel driveway with parking for a number of vehicles. Gated access opens into an additional parking area at the rear where double doors open into a **Garage/Store**, and there is a secluded courtyard to the front aspect offering an attractive space for outdoor entertaining

0.4 Acre Gardens

Extending to the rear are gated lawned gardens enjoying complete privacy. There is potential to create a private garde to the annexe if desired, and an **Office/Summer House** 3.73 x 2.63m (approx. 12'2 x 8'7), a useful space ideal as a home office or garden room, being fully insulated and having power, lighting and windows overlooking 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.