



Pen-Y-Coed, Upper Hoar Cross Road, Hadley End, DE13 8PF



Enjoying a most tranquil setting in the desirable Hadley End is Pen-Y-Coed, an immaculately refurbished detached home benefitting from recently renovated interiors with potential to extend, three superb double bedrooms and countryside views to both the front and rear aspects. Being offered with no upward chain, this attractive detached property presents an ideal opportunity to reside within this prestigious hamlet and offers ideal accommodation to suit either a growing family looking for a taste of rural life or those downsizing into this peaceful location. The interiors comprise briefly spacious reception hall, modern dual aspect dining kitchen, spacious lounge, conservatory and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a luxury family bathroom. Each bedroom has a large fitted wardrobe and an idyllic rural outlook to either the front or rear. The driveway provides parking as well as access into the single garage, and the rear garden enjoys privacy and overlooks open

countryside. The property offers potential to extend (STPP) and is serviced by oil fired central heating and double glazed windows.

The rural hamlet of Hadley End is set amidst peaceful Staffordshire countryside just a few minutes from Yoxall. The village offers excellent amenities including a Health centre, post office, shops, newsagent/general store, St Peter's church and two traditional country pubs both serving food. The busy village hall also offers a wide range of activities including craft fairs, harvest lunches and concerts. St Peter's Primary School is located within the village and feeds into John Taylor High School in Barton under Needwood. There is also a reliable bus service to Lichfield, Burton and the villages in between and two rail stations from the Cathedral City of Lichfield offer direct links to Birmingham and London (in 80 minutes). Yoxall is well placed for commuters offering convenient access to nearby towns and cities via the A38, A515, A50 and the regional road network beyond.



- Detached Home in Idyllic Rural Setting
- No Upward Chain
- Recently Refurbished Interiors
- Potential to Extend (STPP)
- Lounge & Conservatory
- Modern Dining Kitchen
- Reception Hall & Cloakroom
- Three Excellent Double Bedrooms
- Luxury Family Bathroom
- Single Garage & Parking
- West Facing Gardens
- Tranquil Setting with Open Views
- 'Outstanding' School Catchment

Reception Hall

A bright and airy welcome to this attractive home, having a composite entrance door, stairs rising to the first floor, a window to the side and doors leading into:

Dining Kitchen 6.88 x 2.78m (approx. 22'6 x 9'1)
Remodelled and refitted to an excellent standard, the **Kitchen** comprises a range of wall and base

units with wood effect worksurfaces over, housing an inset one and a half sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, oven, induction hob with extractor above and a washing machine. There is a window to the front and wood effect laminate flooring extends into the **Dining Area** where double doors open out to the rear gardens

Lounge 4.62 x 3.4m (approx. 15'2 x 11'2)
A spacious living room having sliding doors leading into:

Conservatory 4.0 x 3.44m (approx. 13'1 x 11'3)
Another well proportioned reception room having tiled flooring, double doors to the side and windows overlooking the rear gardens and views beyond

Cloakroom

Comprising fitted wash basin and WC, with tiled flooring, tiled splash back and an obscured window to the front





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

Master Bedroom 3.85 x 3.23m (approx. 12'8 x 10'7)

A spacious double room having window to the front with rural views and a fitted wardrobe

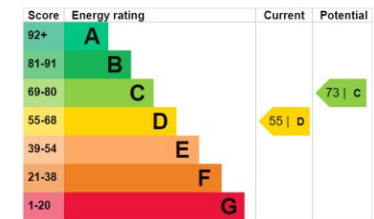
Bedroom Two 3.65 x 2.5m (approx. 12'0 x 8'2)
Another double room having window to the rear and a large fitted wardrobe

Bedroom Three 3.6 x 2.5m (approx. 11'10 x 8'2)
A third double bedroom having window to the rear overlooking stunning views and a fitted wardrobe



Luxury Family Bathroom 3.22 x 2.44m (approx. 10'6 x 8'0)

Refitted with a modern four piece suite, the bathroom comprises a white suite having wash basin set to vanity wash basin, WC, bathtub and separate shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and dual aspect windows. A door opens to the large **Airing Cupboard**





Outside

The property sits on a well tended plot in this tranquil rural setting. To the front there is a gravel driveway providing parking next to lawned gardens, with gated access to either side leading into the rear garden

Single Garage 5.5 x 2.6m (approx. 17'11 x 8'6)
 With manual entrance door, power & lighting

West Facing Garden

A generous rear garden extends to the rear, being laid to a paved terrace, lawns and neatly maintained borders. The shed is included in the

sale and a post and rail fence to the boundary highlights the idyllic views beyond. The garden enjoys a sunny westerly aspect, there is exterior lighting and the oil tank is housed in 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.