



Alice Cottage

Little Hay Lane , Little Hay, WS14 0QB



MARK BENTLEY
ESTATE AGENT



Alice Cottage

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A gorgeous 3 double bedroom 3 reception room 3 bathroom freehold cottage with very well fitted kitchen, parking for 3 cars, garage (partly converted to an office) and a very attractive good sized rear garden backing onto fields.

This lovely very well maintained cottage is set in the heart of Little Hay which is made up of a wonderful array of cottages and country houses and is home to the popular Hollybush Pub, Little Hay Miniature Railway and Pacific Nurseries.

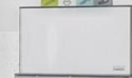
Excellent shopping facilities and train services to Birmingham and onwards to London are available at Mere Green (2.5 miles), Lichfield (5 miles) and Tamworth (8 Miles).

For the driving commuter the A38 and Wall Island with its access onto the M6 Toll are only 1.5 miles away.

There are public footpaths running from the village to Shenstone Wood End, Manley Woods, Camp Lane etc. Maps available on request.

The large floor plan on the last page of these brochures shows the layout of the accommodation and the room sizes etc.





The gas centrally heated and double glazed accommodation comprises:

Ground Floor:

Large Porch

Tiled floor, cupboard housing Worcester gas fired central heating boiler, 2 Velux windows and double glazed window overlooking the rear garden.

Good Sized Reception Hall

Radiator, understairs storage cupboard and doors to cloaks cupboard, ground floor shower room, kitchen, Dining room and Lounge.

Cloaks Cupboard

Shower Room

Shower cubicle, wash basin with drawers under & fitted mirror over, WC and heated towel.

Very Well Fitted Kitchen

Comprehensively fitted contemporary kitchen with an excellent range of base cupboards and drawers with light granite work surfaces over including breakfast bar, matching wall cupboards, fitted gas Aga cooker, built in Neff dishwasher, space for fridge, serving hatch to dining room, Velux window and two double glazed windows with fitted shutters overlooking the drive.

Dining Room

Window overlooking the hall, radiator, double glazed window facing front and door to:

Sitting Room/Snug

Feature fireplace with tiled inset, open grate & tiled hearth, fitted TV unit with shelving and cupboard under, radiator and double glazed window facing front.



Large Rear Lounge

Feature fireplace with wood burner, 2 radiators, double glazed window facing side and double glazed window overlooking the rear garden and double doors to the large patio.

First Floor:

Principal bedroom

Radiator, double glazed window overlooking the rear garden and door to:

Large en-suite shower room

Large shower cubicle, wash basin with drawers under, WC, heated towel rail and double glazed windows facing side and rear.

Dressing room

Window facing side.

Bedroom 2

Radiator and double glazed window facing front.

Bedroom 3

Radiator and double glazed window facing front.

Lovely bathroom

Free standing bath, wash basin with drawers under, WC, heated towel rail and double glazed window facing side.

Outside

Parking

For 3 cars (one of the parking spaces is behind the double gates).

Detached Garage (currently converted to an office and store)



Very Attractive Good Sized West Facing Garden

Large paved patio, steps up to large lawn, stepping stone pathway to Summer House, boundary hedging, rear decked terrace with views over the fields to the rear.

General Information

Tenure:

Freehold

Council Tax Band:

F

Local Authority:

Lichfield District Council

Broadband:

Alice Cottage currently benefits from Ultrafast Broadband.

Services:

Mains gas, electricity and water are connected. Sewerage is via a Septic Tank.

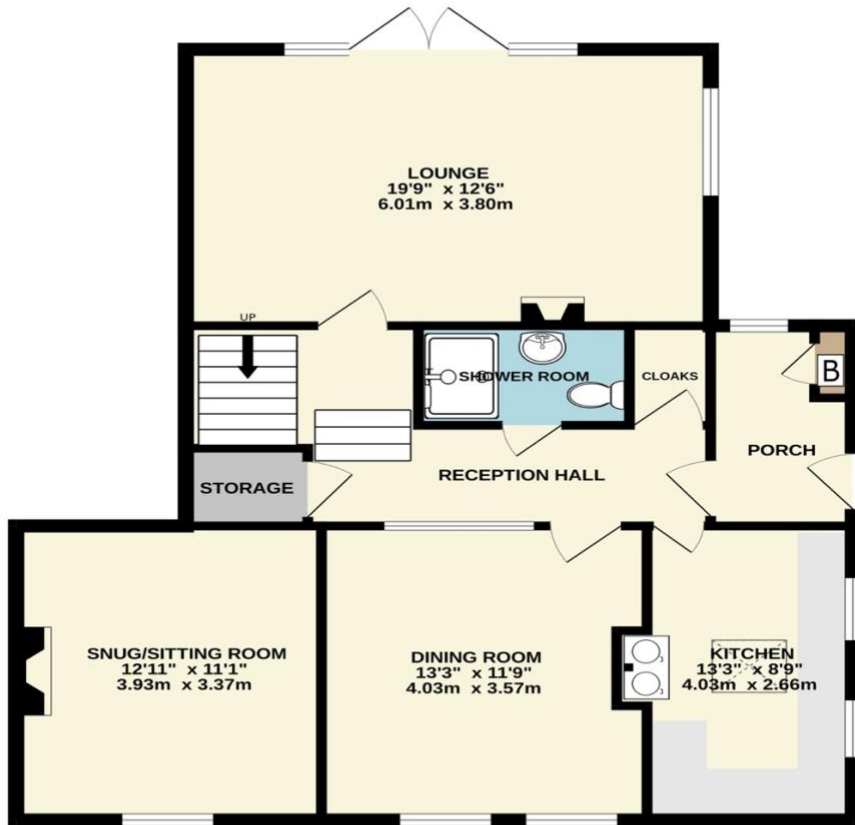
Viewing:

To arrange an appointment to view Alice Cottage call 0121 353 6212 or 07768 035065 or email: mark.bentley@exp.uk.com

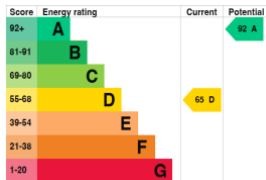
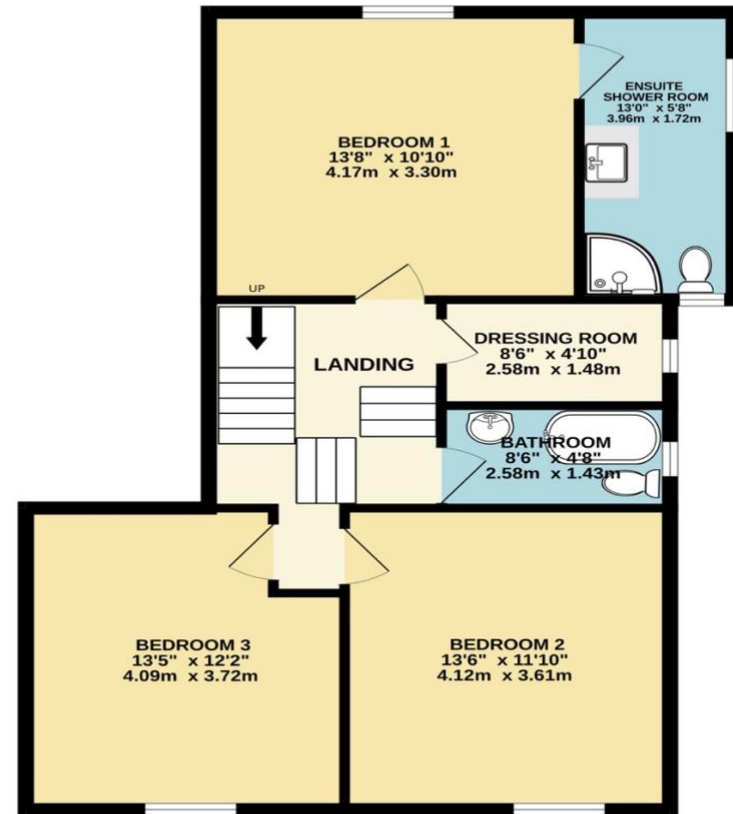




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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