



148 TURF PITTS LANE, CANWELL B75 5TB

PRICE GUIDE - £1,000,000

This unique, imposing, spacious, much improved, freehold detached cottage style family home, is set off a deep private driveway off Camp Road. Complemented by central heating and PVC double glazing (both where specified) the property has undergone significant renovation in recent times, to provide an ideal family home which is set upon an exceptionally generous plot. Centrally located for an array of shops and amenities in Mere Green, including access to the Cross City rail line, the property is also centrally placed for both Tamworth shopping centre together with Lichfield city centre. To fully appreciate the property on offer, it's substantial proportions, together with the host of improvements which have been undertaken, we highly recommend an internal inspection. Briefly comprising, reception hall, attractive through lounge with 'stove' fire, deep office/play room, there is a superb family/entertaining room, comprehensively fitted kitchen which opens to a wide garden/breakfast room with panoramic views over the property's generous rear garden having Collets Brook running the width of the garden and fields to rear, furthermore, there is a guests cloakroom/w.c. Twin stairways give access to the first floor where there are four bedrooms, three of which offer en-suite shower rooms. Additionally the property has a side double garage, twin gates opening to a substantial parking area, additionally there are two brick built barns with potential for renovation or further development. Furthermore the property has an aspect to the fore over the country lane upon which the property is set.

Access is gained to the property via a **CANOPY PORCH** with multi locking door opening to reception hall. There is a second welcoming reception hall which is accessed from the rear parking area, once more having a multi locking door opening to the reception hall which in turn leads to an inner hallway with:

GUESTS CLOAKROOM/W.C.: Low flushing w.c., vanity wash hand basin with base unit beneath.

SPACIOUS LOUNGE: 25'9" x 13'1" max x 10'0" min Double glazed bi-fold doors to rear, multi fuel stove set into a rustic brick surround having timber beam over, double radiator, PVC double glazed window to front, stairs off.



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STUDY/PLAYROOM: 12'5" x 9'4" max x 9'0" min PVC double glazed window to rear, double radiator, fitted desk unit together with further worktops and desk recess.

GARDEN/DAY ROOM/BREAKFAST ROOM: Offering a variety of potential uses, there are wide PVC double glazed windows to the rear having central, double glazed, double French doors opening to garden, tall feature radiator.

DINING ROOM: 12'6" x 12'6" max x 11'6" min PVC double glazed windows to front, coal effect living flame gas fire, double radiator, stairs off.

FAMILY/ENTERTAINING/GAMES ROOM: 22'9" max x 9'6" min x 18'3" max x 10'6" min Double glazed bi-fold doors to rear with further double glazed window, two double radiators, multi fuel stove set upon a rustic brick hearth.

UTILITY ROOM: 13'5" x 6'4" PVC double glazed window and composite door to rear garden, fitted base units with worktop, inset sink unit, recesses for washing machine and dryer, radiator.

STAIRS TO SECOND FLOOR LANDING:

BEDROOM ONE: 13'3" max x 9'6" min x 13'0" max x 9'10" min plus door recess PVC double glazed windows to front and rear, two radiators.

EN-SUITE SHOWER ROOM: 12'3" x 9'3" max x 7'3" min PVC double glazed window to rear, walk-in deep shower having glazed splashscreen and tiled splashbacks, wall hung wash hand basin having double base unit beneath, low flushing w.c., chrome ladder style radiator, fitted wardrobes to full width having sliding doors, tiled floor.

BEDROOM FOUR: 13'1" max x 8'6" min x 12'10" PVC double glazed window to rear, double radiator.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





STAIRS TO SECOND LANDING:

BEDROOM TWO: 12'10" x 11'10" max x 11'1" min PVC double glazed window to rear, double radiator.

EN-SUITE SHOWER ROOM: 12'8" x 6'4" PVC double glazed window to side, chrome ladder style radiator, enclosed double shower cubicle with glazed splashscreen, tiled splashbacks, wash hand basin, low flushing w.c.

BEDROOM THREE: 13'0" max x 8'2" min x 12'10" max x 6'4" min PVC double glazed window to rear, radiator.

DOUBLE CAR GARAGE: Up and over door, PVC double glazed window to rear. (planning permission has been obtained for an extension above the garage)

TWIN GATES OPEN TO: Substantial car parking/hand standing area.

OUTSIDE: Wide paved patio to a generous, mainly lawned rear garden having mature shrubs, bushes and trees, greenhouse, Collets Brook running the full width of the garden, furthermore there are two brick built barns with stable doors and the potential for further renovation/development.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: E



Turf Pitts Lane, Canwell



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.