



Greymarger, Shaw Lane, Lichfield, WS13 7AG



Set within a secluded garden plot within walking distance of the city centre is Greymarger, an executive detached family home showcasing generously proportioned interiors, four bedrooms and tranquil gardens enjoying views towards the Lichfield Cathedral spires. Holding an enviable and pleasantly peaceful setting beyond an electric gated entrance, this well presented home received a thorough 2010 refurbishment to include re-wiring, plumbing and boiler, plastering and redecoration throughout, as well as refits to both the kitchen and three bathrooms. The central reception hall features traditional parquet flooring which extends into

two reception rooms, with a contemporary breakfast kitchen having Corian worksurfaces and Siemens integral appliances. A further conservatory enjoys pleasant views over the gardens, and a utility and cloakroom are also set to the ground floor. To the first floor there are four well proportioned bedrooms, serviced by a family bathroom, further shower room and master en suite. Outside, the plot is bordered in part by character brick walls, with an electric gated opening to parking for three vehicles to the front. The wide single garage has an electric entrance door, and the rear gardens have been beautifully landscaped to include a versatile summer house and ornamental garden pond, all

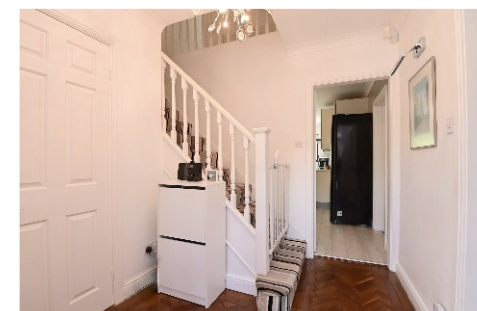
enjoying tranquil views towards the Cathedral spires.

Enjoying a pleasant setting in the heart of Lichfield, Greymarger lies on a secluded lane amidst similar executive homes and character residences, being within minutes walk of the city centre and its excellent array of convenience and leisure facilities. The handsome High Street is home to an array of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park, an area of over 70 acres of community gardens and parkland, all

of which can be reached on foot from the property. Greymarger benefits from convenient access to the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and St Michaels as well as Independent schools including the Cathedral School, Repton and Denstone.



- Executive Detached Family Residence
- Delightful Setting with Cathedral Views
- Walking Distance to Lichfield City Centre
- Two Reception Rooms & Conservatory
- Family Breakfast Kitchen
- Porch & Reception Hall
- Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite, Family Bathroom & Shower Room
- Secluded Rear Gardens
- Summer House/Studio & Shed
- Electric Gated Entrance
- Parking for Three & Large Single Garage
- Mains Gas Central Heating & Double Glazing
- Desirable City Centre Location
- Well Placed for Commuter Routes/Rail Travel





From the driveway, a sliding door gives access into the **Porch**, having tiled flooring and leading via double doors in turn into:

Reception Hall

An attractive welcome to this executive home, having beautiful parquet flooring, stairs rising to first floor accommodation and doors opening into:

Dining Room 3.5 x 2.92m (approx. 11'6 x 9'7)

A beautifully presented reception room having window to the front and parquet flooring. Leading open plan style into:

Lounge 4.58 x 3.8m (approx. 15'0 x 12'6)

A spacious sitting room having sliding doors opening out to the rear gardens, traditional parquet flooring and a recessed wall mounted gas fireplace with granite hearth

Breakfast Kitchen 5.12 x 3.43m (approx. 16'10 x 11'3)

A beautifully appointed space fitted with a quality range of gloss wall and base units with Corian worksurfaces over, having moulded Corian sinks, space for a fridge freezer and integrated Siemens appliances including dishwasher, double oven with warming drawer, microwave and an induction hob with extractor above. Kardean flooring extends into the dining area where a recess beneath the stairs houses storage space, and a window to the rear overlooks the rear garden. A glazed door opens into:

Utility 2.8 x 1.7m (approx. 9'2 x 5'7)

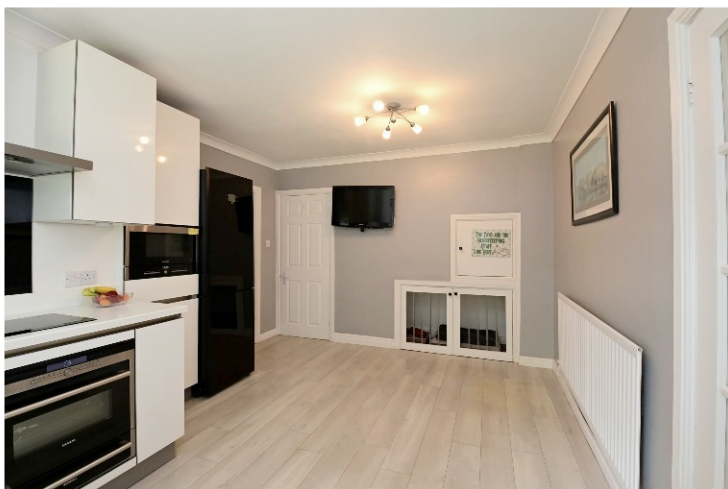
Fitted wall and base units housing an inset sink with side drainer, and spaces for both a washing machine and tumble dryer. Further full height units house hanging space for coats and ample additional storage, and doors open into the Garage and:

Conservatory 3.7 x 2.8m (approx. 12'2 x 9'2)

A versatile reception room having double doors opening out to side, windows to two sides enjoying pleasant garden views and Kardean flooring

Cloakroom

A refitted suite comprises wash basin set to vanity and WC, with an obscured window to front, a heated towel rail and parquet flooring





Stairs rise to the first floor **Part Galleried Landing**, where a door opens into the **Airing Cupboard** and there is access via a drop down ladder to the boarded loft space. Further doors open into:

Master Bedroom 3.66 x 3.0m (approx. 12'0 x 9'10)
A spacious principal bedroom having a window to front, two double fitted wardrobes and private use of:

En Suite 4.26 x 1.34m (approx. 13'11 x 4'4)
Comprising a white suite having fitted wash basin, WC and double shower, with tiled splash backs, a heated towel rail, a useful fitted wardrobe and twin windows to the front aspect

Bedroom Two 3.42 x 3.2m (approx. 11'3 x 10'6)
Another double room having two double fitted wardrobes and a window to the rear enjoying idyllic views towards Lichfield Cathedral

Bedroom Three 3.42 x 2.78m (approx. 11'3 x 9'1)
A third double room having a window to the rear

Bedroom Four 3.42 x 2.0m (approx. 11'3 x 6'7)
With a window to rear overlooking pleasant garden views

Family Bathroom 3.42 x 1.73m (approx. 11'3 x 5'8)
Refitted with a luxurious suite having wash basin set to vanity units, WC and freestanding double ended bathtub, with tiled walls, tiled flooring, an obscured window to the side and a heated towel rail

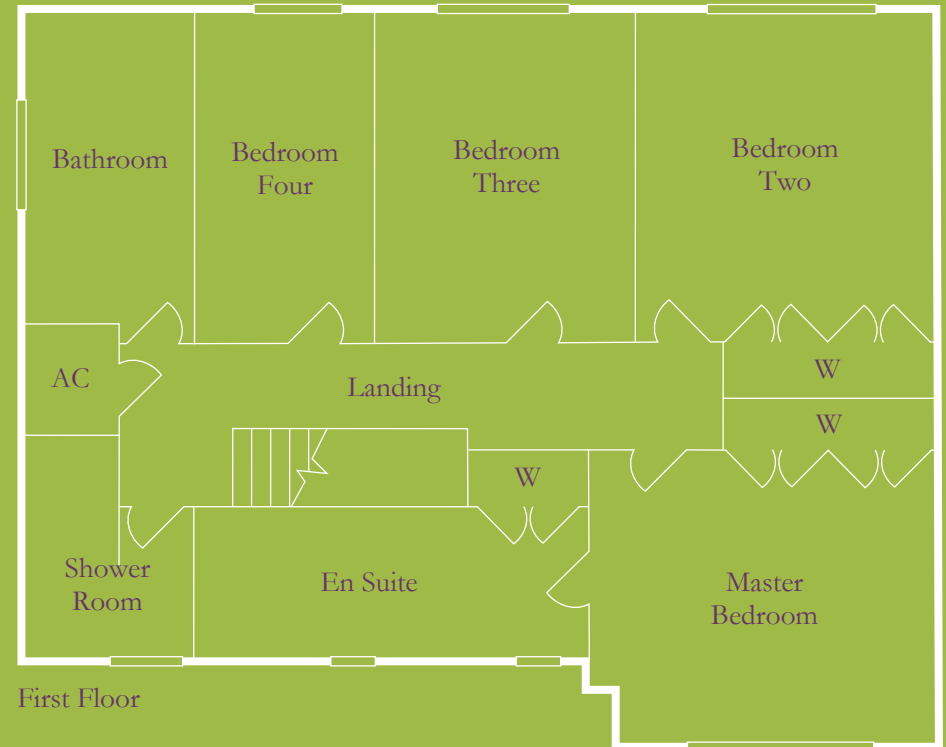
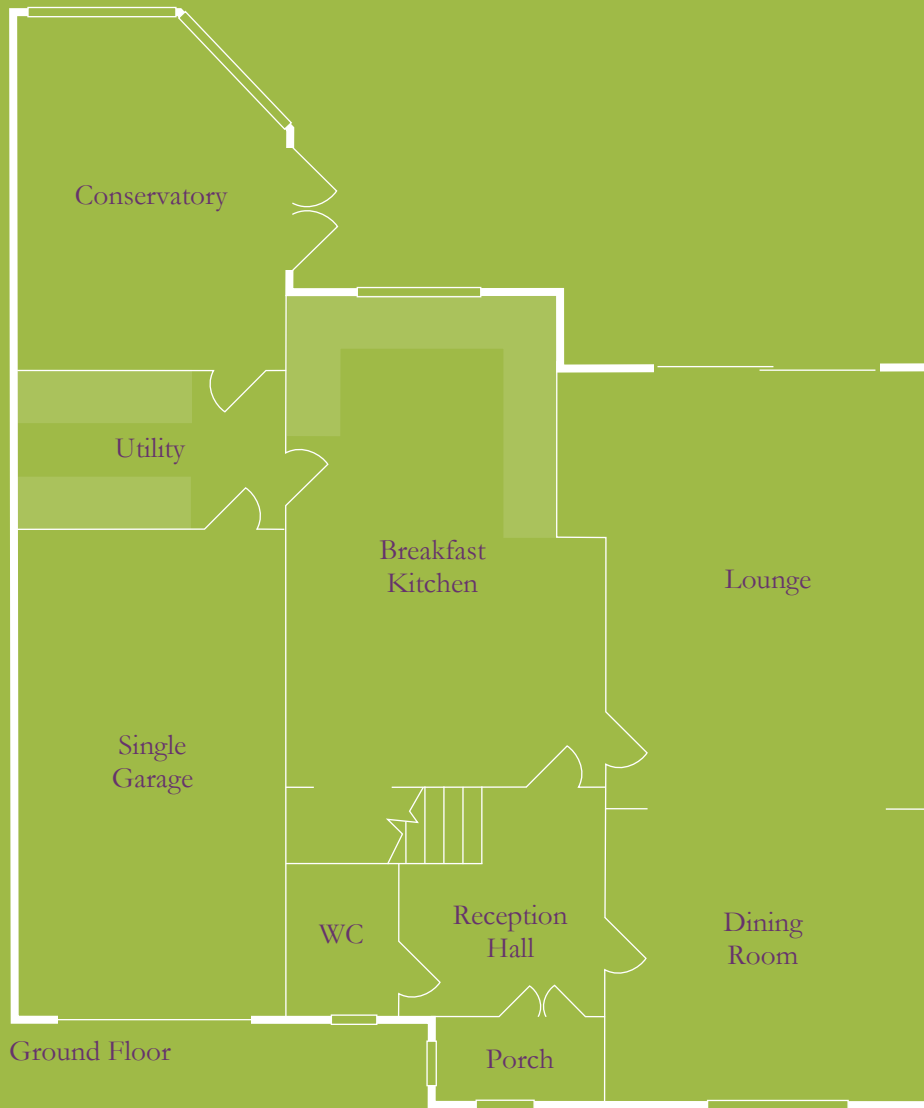
Shower Room

Another refitted suite comprising wash basin set to vanity unit, WC and walk in shower cubicle, with tiled flooring, tiled walls, a heated towel rail and an obscured window to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Outside

Greymarger lies on the secluded Shaw Lane, having access onto Beacon Park within a few minutes from the property's doorstep. To the front, a character wall provides privacy and an electric gate opens to the driveway which provides parking for around three vehicles. An electric door gives access into the large **Single Garage** 5.1 x 2.8m (approx 16'8 x 9'2) and gated access to the side leads into the rear garden

Gardens

The rear garden extends to a superb size, having been landscaped to create borders stocked with a variety of native and specimen foliage and trees. Enjoying a sunny south-east facing aspect, the rear garden enjoys an excellent degree of privacy and features a paved patio overlooking idyllic views towards Lichfield Cathedral. Included in the sale are a garden shed and a **Summer House**, being ideal as an outdoor entertaining space or home office, and a raised ornamental garden pond lies to one side. There is exterior lighting on a water point as well as a useful store for wheelie bins to one side



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.