

WOODSIDE COTTAGE BANGLEY LANE
HINTS
TAMWORTH
B78 3EB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A quintessentially British cottage nestled in a serene countryside setting. This home seamlessly blends charming traditional features with modern conveniences, creating a space that feels both timeless and inviting.

Ground Floor:

- Entrance porch
- Entrance hallway
- Family room
- Drawing room
- Kitchen
- Dining room
- Pantry
- Cloak room and guest WC
- Staircase to first floor

First floor:

- First floor landing
- Principal Bedroom with multiple built-in closets, and shower room
- Bedroom number two with built-in closets, fireplace and ensuite bathroom
- Bedroom number three with ensuite shower room

Gardens and Grounds:

- Gated private paved driveway
- Laid to lawn rear garden with Orchard and mature shrubs
- Stone paved patio area
- Potting shed
- Workshop
- Open plan covered storage
- Two Carports
- Outdoor seating area

Approximate internal floor area: 2293 sq. Ft or 213 sq. Meters

EPC Rating: E

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Woodside Cottage, is located just off the Sutton Road and is ideally situated for the M42 and M6, with fast communications to the north and to London. The comprehensive facilities of both Sutton Coldfield and Tamworth can be accessed within a short commute and an excellent local road network offers access to nearby motorway connections including M6 Toll, M6, M42, Junction 9 or 10, and the A5 and A38.

The town of Tamworth is easily accessible and has the benefit of a large shopping centre with a range of well-known high street shops and restaurants. Nearby Sutton Coldfield also has a range of amenities including shops and restaurants as well as excellent schooling. The cathedral city of Lichfield is less than 10 miles away and offers delightful shops and restaurants and further highly regarded schooling.

Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

As you approach the home, a quaint entrance porch welcomes you, providing a glimpse of the warmth and comfort inside. Upon entering, the entrance hallway offers a sense of space and leads you to the heart of the home. The open-plan family room, a cosy yet spacious area with a beautiful fireplace as its focal point. The dining room awaits, with direct access from both the kitchen and family room, perfect for family meals or entertaining guests.

The drawing room is a more formal, yet equally inviting space, complete with a coal-effect gas fire, fireplace, creating a perfect spot for relaxing in front of on a cold day. The French doors open up to the rear garden, filling the room with natural light and providing easy access to the outdoors. This room also offers access to the kitchen, which is the ideal balance of practicality and charm. The stone-paved flooring adds character, while the ample storage and hard-wearing work surfaces ensure it's as functional as it is beautiful. The Aga cooker takes centre stage, combining old-world charm with the convenience of a modern hob, grill, and electric oven. From here, a door leads to the rear garden, where a stone-paved patio area provides the perfect setting for alfresco dining.

For additional convenience, there is a pantry and a cloak room and downstairs toilet on this floor. The staircase leads up to the first floor, where the comfort and charm continue.

Upstairs, the first-floor landing is bathed in natural light thanks to a sky light above. The principal bedroom is a peaceful retreat, featuring built-in closets, and an en-suite shower room that provides both luxury and privacy. Bedroom two also features built-in closets, a fireplace, and a spacious en-suite bathroom. Meanwhile, bedroom three offers an en-suite shower room, ensuring comfort for all who stay.

Gardens and Grounds

Outside, the property is surrounded by stunning gardens and grounds. A gated, private paved driveway offers ample parking space, adding an element of privacy and exclusivity. The rear garden is laid to lawn, with an orchard and shrubs framing the view and offering a sense of tranquillity, with breathtaking views of the fields beyond. A charming stone-paved patio area is perfect for outdoor dining, while the potting shed, workshop, and open-plan covered storage provide plenty of space for hobbies and practical needs. For those with a need for more shelter, there are two carports, ensuring your vehicles are well protected. An inviting outdoor seating area completes this idyllic outdoor space, providing the perfect place to unwind and enjoy the beauty of nature.

This British cottage is the perfect blend of comfort, character, and countryside charm a true sanctuary for those looking to embrace the best of rural living.

Distances

Sutton Coldfield 4.6 miles
Birmingham 12.1 miles
Lichfield 9.4 miles
Solihull 18.4 miles
M42 8.6 miles
M6 Toll (T1) 7.8 miles
Birmingham International/NEC 14.4 miles

(Distances approximate)

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Directions from Aston Knowles

From Aston Knowles' office at 8 High Street, head south-east on High Street and take the third exit on the first roundabout. Then turn right onto Tamworth Road/A453. Follow the A453 for approximately 1.3 miles to Bangley Lane in Staffordshire.

Terms

Tenure: Freehold

Local authority: Lichfield District Council 01543 308000

Tax band: TBC

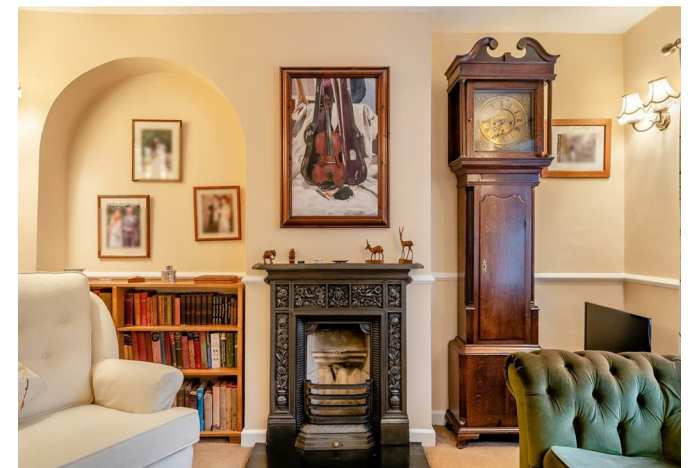
Average area Broadband speed: 67 Mbps

Services

We understand that mains water, electricity and gas are connected.

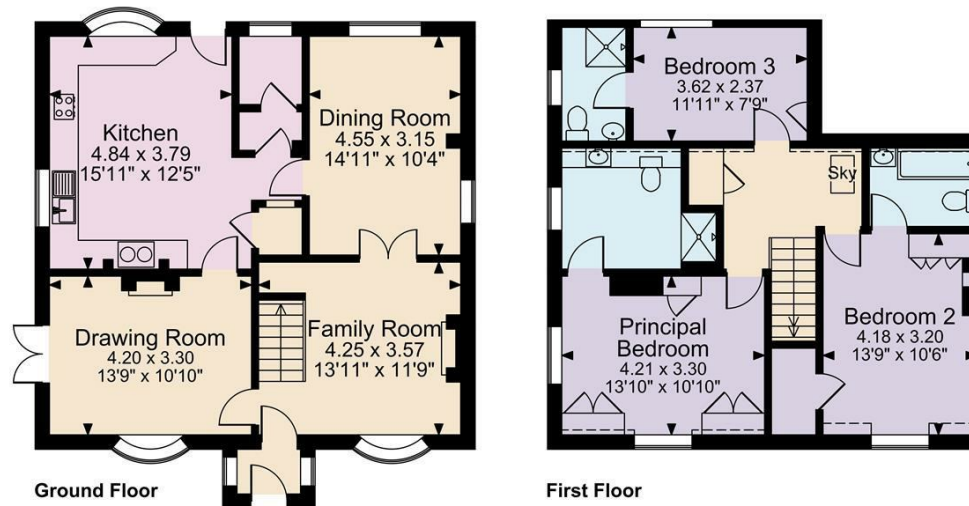
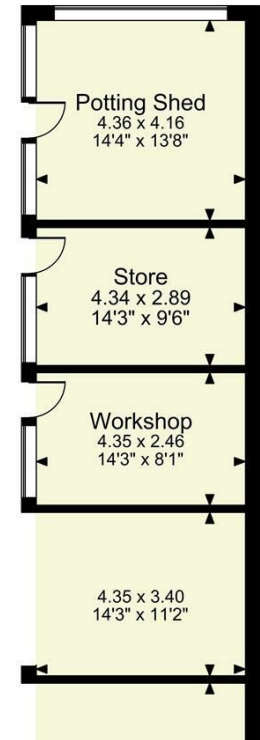
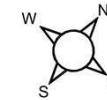
Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.





Woodside Cottage, Bangley Lane, Tamworth
 Approximate Gross Internal Area
 Main House = 1442 Sq Ft/134 Sq M
 Carport = 212 Sq Ft/20 Sq M
 Outbuilding = 639 Sq Ft/59 Sq M
 Total = 2293 Sq Ft/213 Sq M



Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: February 2025
 Particulars prepared: February 2025

Buyer Identity Verification Fee

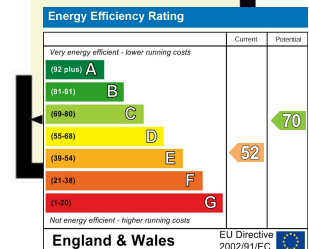
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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