



**Drayton Bassett, Tamworth**

Guide Price £695,000

**Carter Jonas**



## **BROOK COTTAGE DRAYTON BASSETT TAMWORTH B78 2AD**

**A CHARMING DETACHED PERIOD COTTAGE STANDING IN GROUNDS OF APPROXIMATELY 0.57 ACRES. MAIN HOUSE WITH INTERCONNECTING ANNEXE, MATURE GARDENS, GENEROUS PARKING, DOUBLE GARAGE, AND WORKSHOP**

### **ACCOMMODATION SUMMARY**

Entrance Porch · Sitting Room · Dining Room  
Conservatory · Kitchen · Utility · Three Bedrooms  
Bathroom · Interconnecting Annexe comprising:  
Sitting Room · Kitchen · Utility · Bedroom · Bathroom  
Outside comprises · Double Garage · Workshop  
Parking · Gardens · In all around 0.57 Acres

### **DESCRIPTION**

The ground floor has a sitting room with large fireplace, dining room, kitchen with range of cabinets, utility, and bathroom.

The first floor has a principal bedroom and two interconnecting bedrooms.

On the ground floor is a conservatory which provides access to the annexe with a sitting room, kitchen with store utility, and first floor with bedroom and bathroom.

### **GROUND AND GARDENS**

Situated in a semi-rural location, the property has a gated entrance with a sweeping driveway leading to the house and a detached double garage.

The mature gardens surround the property with lawns, borders, and pond. Detached workshop building.





## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** <https://w3w.co/gave.kick.rate>

Tamworth 4 miles  
M42 Junction 9 – 4.5 miles  
Sutton Coldfield – 6 miles  
All times and distances approximate.

EPC Rating: E  
Local Authority: Lichfield District Council  
Council Tax: Band F

To check broadband and mobile availability in the area visit <https://checker.ofcom.org.uk/>

AGENTS NOTE: The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. The property is approximately 1453m from the line.





## Approximate Gross Internal Area 2099 sq ft - 195 sq m

Ground Floor Area 1293 sq ft – 120 sq m

First Floor 1 Area 504 sq ft – 47 sq m

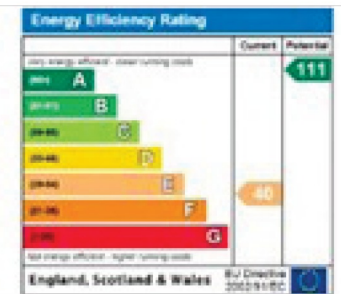
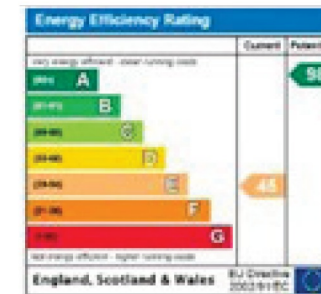
First Floor 2 Area 302 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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### IMPORTANT INFORMATION

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