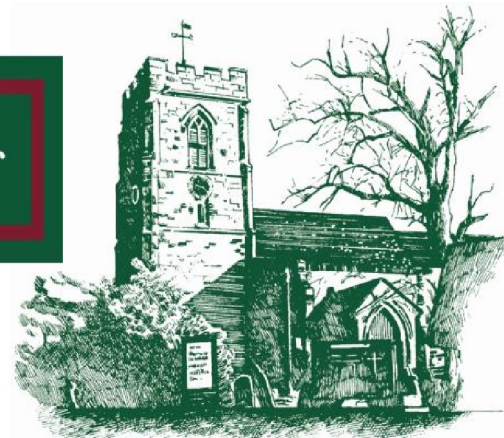


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## The Swallows, Mill Lane, Lower Stonnall, WS9 9HN Guide Price £1,395,000

An outstanding spacious and individual detached character residence originally forming part of Stonnall House Farm in this superb idyllic rural setting and benefiting from adjoining out buildings with planning approval granted for conversion to an additional three bedroom dwelling (Lichfield Planning Application number 21/01698/FUL). The property is also offered with the option to purchase a further 5 acres (approx) of land by separate negotiation.

\* Reception Hall/Sitting Area \* Inner Hallway/Utility \* Guest Cloakroom \* Impressive Lounge \* Drawing Room \* Luxury Fitted Dining/Kitchen \* Gallery Landing \* Four Double Bedrooms - Master with En Suite Shower Room \* Family Bathroom \* Formal Gardens \* Extensive Off Road Parking for 10+ vehicles \* Secure Gated Approach \* LPG Central Heating \* Double Glazing \* Additional 5 Acres of land available by separate negotiation

Council Tax Band G  
Local Authority - Lichfield



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Company Number: 11253248



# The Swallows Mill Lane, Lower Stonnall



Reception Hall/Sitting Area



Impressive Lounge



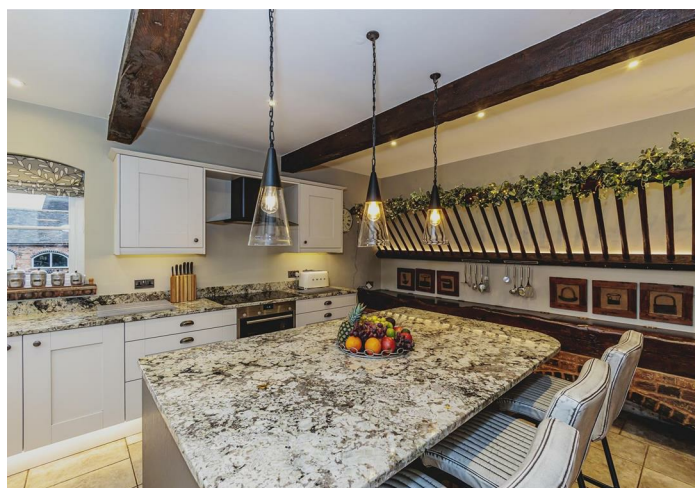
Drawing Room



Dining Area



Luxury Dining/Kitchen



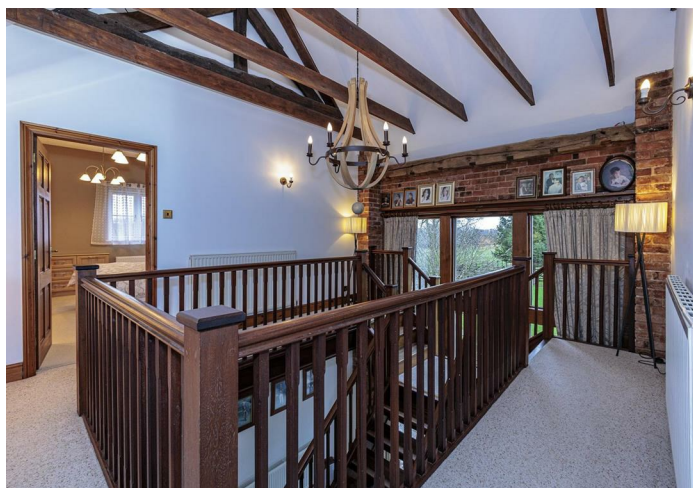
# The Swallows Mill Lane, Lower Stonnall



Inner Hall/Utility



Guests Cloakroom



Gallery Landing



Bedroom One



En Suite

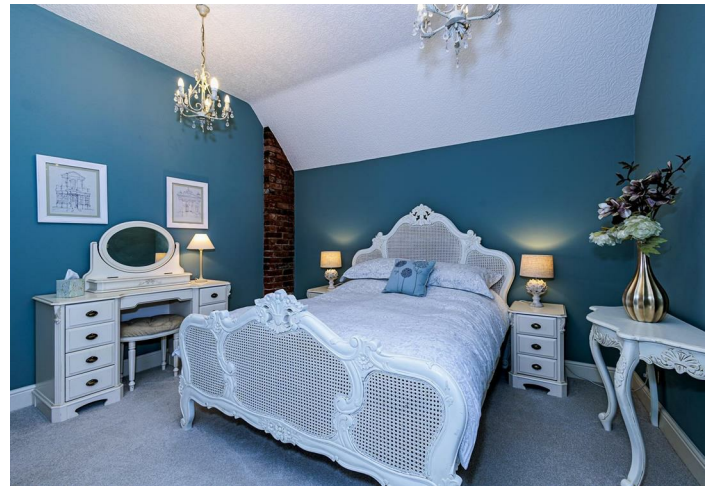


Bedroom Two

# The Swallows Mill Lane, Lower Stonnall



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden



Rear Garden/Rear Elevation



# The Swallows Mill Lane, Lower Stonnall

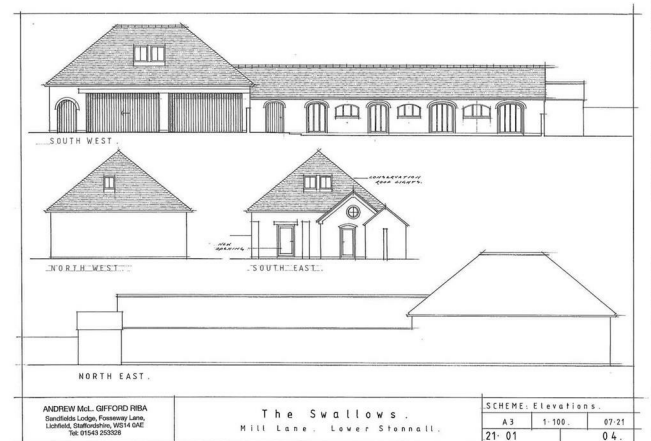
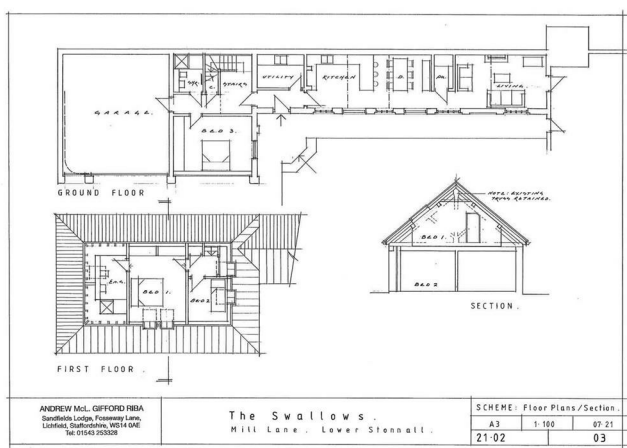


Outbuildings and Courtyard/Driveway  
Providing parking for around 15 vehicles



Front Elevation & Courtyard

Additional Land Available By Separate  
Negotiation



Plans For Conversion (Lichfield Planning  
Application number 21/01698/FUL)

# The Swallows Mill Lane, Lower Stonnall

A wonderful opportunity to acquire this outstanding individual and well presented detached character residence that was converted in around 1993 having originally formed part of Stonnall House Farm. The property is situated in a secure gated development in this superb idyllic rural setting with the option to purchase around 5 acres of additional land by way of separate negotiation. The property has the additional benefit of adjoining out buildings and double garage with planning approval granted for conversion to an additional three bedroomed dwelling (Lichfield Planning Application number 21/01698/FUL.), which, subject to obtaining a change of use, could be used for commercial/business use.

Mill Lane, Lower Stonnall is approximately 1 mile from Stonnall village centre which provides a range of local shops, highly regarded primary school and St Peter's Church whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technical College at Aldridge.

The area is extremely accessible to all main centres of the West Midlands Conurbation with the A5 Trunk and M6 Toll Roads close to hand leading to the M6, M5, M42 and M54.

The area is well served for leisure facilities with Oak Park Active Living Centre in Walsall Wood, cricket and running clubs at the 'Stick and Wicket' behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of an LPG central heating system and double glazing briefly comprises the following:

## **RECEPTION HALL/SITTING AREA**

having double opening double glazed entrance doors, full height picture window to the rear elevation, feature central staircase, two central heating radiators, ceiling spotlights and sitting area overlooking the rear garden.

## **IMPRESSIVE LOUNGE**

5.13m x 4.65m (16'10 x 15'3)

double glazed window to the front elevation, double glazed double opening doors lead to the rear gardens, feature fireplace with modern electric coal effect fire fitted, two central heating radiators, two ceiling light points and four wall light points.

## **DRAWING ROOM**

5.59m x 3.76m (18'4 x 12'4)

double glazed double opening doors to the side elevation, ceiling light point, three wall light points, central heating radiator and exposed beams.

## **INNER HALLWAY/UTILITY**

having door and double glazed windows to both sides, tiled floor, ceiling spotlights, range of fitted cloaks and storage cupboards, central heating radiator and solid wood working surface with fitted base units below.

## **GUEST CLOAKROOM**

having WC, wash hand basin, tiled floor, central heating radiator and ceiling light point.

# The Swallows Mill Lane, Lower Stonnall

## LUXURY FITTED DINING KITCHEN

6.93m x 4.98m (22'9 x 16'4)

double glazed door and windows to front elevation, additional double glazed windows to the side and rear elevations, tiled floor, exposed beams, ceiling light points and additional inset spotlighting, space for table and chairs, three central heating radiators, extensive range of luxury fitted wall, base units and drawers, granite working surfaces and up stands incorporating drainer and sink with mixer tap over, built in "Siemens" double oven and induction hob with extractor canopy over, feature wood burning stove and central island with granite top incorporating a breakfast bar with additional units below and space and plumbing for dishwasher.

## FIRST FLOOR

### SPLIT LEVEL GALLERY LANDING

feature central staircase, full height double glazed picture window with views to the rear, exposed beams, three central heating radiators, ceiling light point, four wall light points and additional spotlights, additional double glazed window and airing cupboard off housing the "Vaillant" central heating boiler.

### BEDROOM ONE

4.75m x 3.45m (15'7 x 11'4)

double glazed windows to the side and front elevations, central heating radiator, two ceiling light points, study area off, range of fitted wardrobes, dressing table and chest of drawers.

### EN SUITE SHOWER ROOM

having tiled shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

### BEDROOM TWO

5.00m x 3.05m (16'5 x 10'0)

double glazed windows to the front and rear elevations, central heating radiator, two ceiling light points and exposed beams.

### BEDROOM THREE

4.37m x 3.81m (14'4 x 12'6)

double glazed windows to the front and side elevations, built in wardrobes, two central heating radiators, two ceiling light points and exposed beams.

### BEDROOM FOUR

3.91m x 3.81m (12'10 x 12'6)

double glazed window to side elevation, central heating radiator, two ceiling light points, loft access and large walk-in wardrobe which has plumbing in place for installation of an en suite bathroom.

## FAMILY BATHROOM

3.15m x 2.49m (10'4 x 8'2)

double glazed frosted window to side elevation, walk-in shower enclosure, panelled bath, vanity wash hand basin, WC, tiled walls and floor, chrome heated towel rail, ceiling spotlights, underfloor heating and exposed beams.

## OUTSIDE

The property is approached via a long driveway from Mill Lane with double opening security gates at the main entrance.

# The Swallows Mill Lane, Lower Stonnall

## **WALLED FORE GARDEN**

having blue brick courtyard with gated entry, shrubs, large block paved driveway/frontage approached via double opening electric gates and providing extensive off road parking for 10+ vehicles, external lighting, gated side access with further shrubs and raised displays leading to:

## **ENCLOSED REAR GARDEN**

having paved patio, steps leading up to lawned area with well stocked borders, trees and shrubs, additional chicken and kennel areas and five bar gate gives access to adjoining fields (approx 5 acres) ideal for equestrian use or similar, which is available by way of separate negotiation.

## **ADJOINING OUT BUILDINGS**

comprising double garage, redundant cart shed and byre that have planning approval granted for conversion to an additional three bedroomed dwelling full details can be viewed at Lichfield District Council website by searching application number 21/01698/FUL. There is potential, subject to obtaining a change of use, that these outbuildings could be converted to commercial/business use.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

SERVICES mains, electricity and water are provided, the central heating is provided by LPG and the property drainage is served by a way of septic tank.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has 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. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# The Swallows Mill Lane, Lower Stonnall

