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132 Weston Road, Lichfield, Staffordshire, WS13 7EQ
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly updated and renovated traditional style dwelling which is located on the sought after Weston Road and a short distance away from the cathedral city centre of Lichfield. The property, which is more like a new build property internally, has undergone substantial improvement with a modern contemporary interior with the benefit of generous sized gardens, double garage and no upward chain. The accommodation briefly comprises superb entrance dining hall, sitting room with bi-fold doors, modern contemporary breakfast kitchen, utility room, ground floor W.C., four first floor generous sized bedrooms, two of which have en suite shower rooms, and family bathroom. The property is approached via a long sweeping gravelled and lawned foregarden, there is a double garage and rear garden with useful garden room/store and as mentioned the property is offered with vacant possession. Internal viewings are strongly recommended to take full advantage of this rare opportunity and for the property to be fully appreciated.

IMPRESSIVE DINING HALL

5.80m x 3.26m (19' 0" x 10' 8") one of the distinct features of the property is this superb generously sized dining hall approached via a composite front entrance door flanked by obscure double glazed windows either side having two radiators, ceiling spotlighting, square archways lead to the inner hall and kitchen and a further archway leads to:

SITTING ROOM

7.96m max x 4.65m max (26' 1" max x 15' 3" max) having four panel double glazed bi-fold doors opening to the rear garden, double glazed light lantern, ceiling spotlighting, two radiators and a feature exposed fireplace with tiled hearth and exposed brick inset.

BREAKFAST KITCHEN

4.53m x 3.08m max (14' 10" x 10' 1" max) having a feature tiled floor, ceiling spotlighting, designer radiator, two double glazed windows to front, high gloss grey base cupboards and drawers with work tops above, matching upstand splashback, wall mounted cupboards with under-unit lighting, inset one and a half bowl sink unit, inset Lamona oven, microwave and four ring electric hob with glass splashback surround and extractor fan above, additional base cupboard with overhang breakfast bar area and integrated appliances including fridge, freezer and dishwasher.

INNER HALL

located off the dining hall and having stairs to first floor accommodation, ceiling spotlighting, radiator and door to:

UTILITY ROOM

2.65m x 1.85m (8' 8" x 6' 1") having base storage cupboards with round edge work tops above, tiled splashback surround, inset stainless steel sink, spaces for washing machine and tumble dryer, tiled floor and door to:

GROUND FLOOR W.C.

having tiled floor, ceiling light point and modern suite comprising vanity unit with inset wash hand basin and tiled surround and low flush W.C.

FIRST FLOOR LANDING

having radiator, ceiling light point and further spotlights, potential dressing/office space and doors open to:

MASTER BEDROOM

5.74m max x 5.31m into reduced ceiling height (18' 10" into reduced ceiling height x 17' 5" max) this stunning sized main bedroom has skylights to both front and rear and two radiators. Door to:

MASTER EN SUITE SHOWER ROOM

having skylight window to rear, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower appliance over, ceiling spotlighting and tiled floor.

BEDROOM TWO
4.11m x 3.27m (13' 6" x 10' 9") having double glazed window to front, radiator, ceiling light point and further spotlights and door to:

EN SUITE SHOWER ROOM
having chrome heated towel rail, tiled floor, ceiling spotlighting and suite comprising wall mounted vanity unit with inset wash hand basin and tiled surround, low flush W.C., and shower cubicle with twin headed shower appliance over.

BEDROOM THREE
4.65m x 3.48m (15' 3" x 11' 5") this generously sized third bedroom has a double glazed window to rear and radiator.

BEDROOM FOUR
4.55m x 3.09m max (14' 11" x 10' 2" max) having double glazed window to front, radiator and ceiling spotlighting.

BATHROOM
having an obscure double glazed window to rear, chrome heated towel rail, tiled floor, ceiling spotlighting and modern suite comprises vanity unit with inset wash hand basin and storage cupboards, low flush W.C., free-standing roll top bath with waterfall mixer tap, low flush W.C. and shower cubicle with twin headed shower appliance over.

OUTSIDE
Set to the front of the property is a lawned and gravelled deep foregarden with the gravelling providing access to the front entrance door, garage and useful side access with pathway to rear garden. To the rear is a paved patio area, shaped lawn set beyond, fenced and walled surround and useful side gate. Located to the rear of the garden is a superb GARDEN ROOM with French doors and windows overlooking the garden and could be ideal for storage or superb home office or gym.

DOUBLE GARAGE
approached via a roller shutter up and over door, rear courtesy door and boiler.

COUNCIL TAX
Band E.

TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

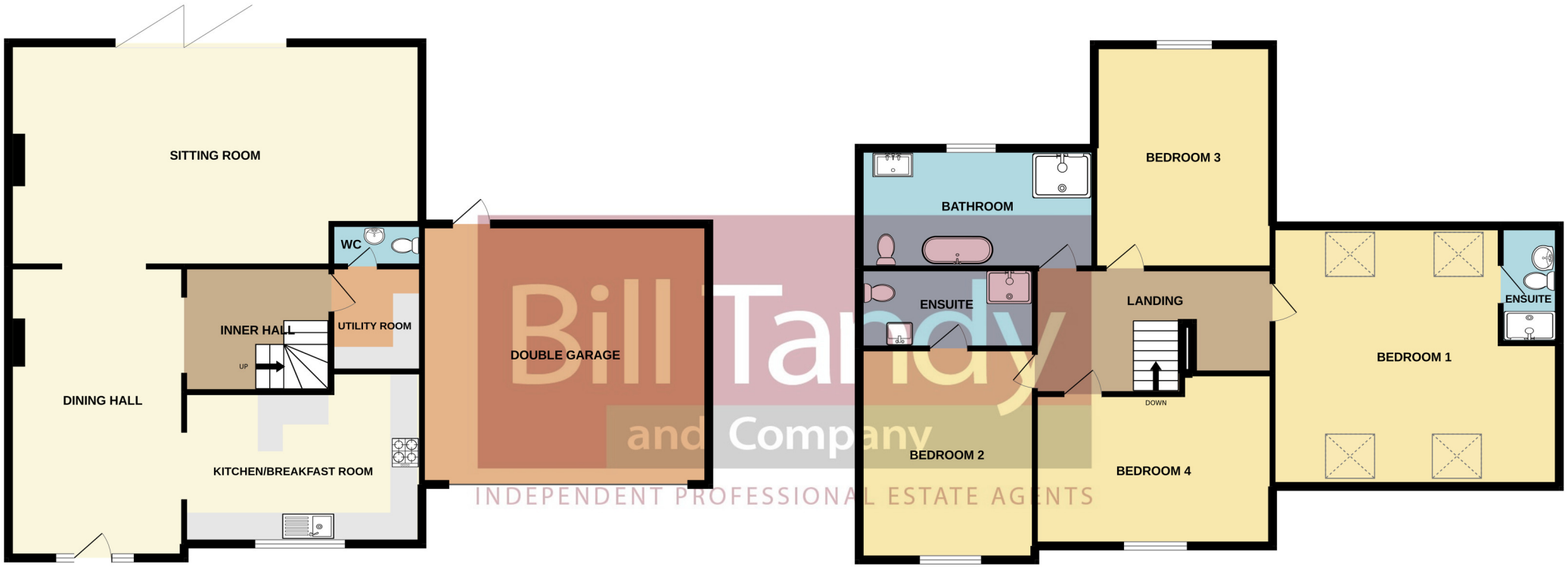
VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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