



3 Witley Drive, Lichfield, Staffordshire, WS13 6FD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**3 Witley Drive, Lichfield,
Staffordshire, WS13 6FD**

£269,950 OFFERS OVER

Bill Tandy & Co are delighted to offer for sale this modern three storey house superbly built by Messrs Lovell Homes in this pleasant cul de sac setting. The property is also sold with the benefit of having no upward chain. Witley Drive is approached off Trent Valley Road and lies approximately a mile from Lichfield Cathedral City centre. Likewise the commuter is extremely well catered for with access to the nearby A38 and M6 Toll road with access to Birmingham and London served by nearby City and Trent Valley Train stations. The property comprises a hall, guest cloakroom, lounge to rear, modern kitchen, three bedrooms with en-suite shower room and further family bathroom. Externally the property enjoys parking to side, garage and garden to rear. Early viewings are highly recommended. Council Tax band C.



RECEPTION HALL

with laminate wood flooring, radiator, spacious storage cupboard, coved ceiling, stairs to first floor accommodation and doors to further accommodation.

GUESTS CLOAKROOM

with UPVC obscure double glazed window to front, white suite comprising W.C. and pedestal wash hand basin with tiled splashback, radiator, laminate wood flooring.

FITTED KITCHEN

11' 10" x 5' 11" (3.61m x 1.80m) (inclusive of units) with UPVC double glazed window to front, roll top work surface, inset stainless steel one and a half sink and drainer with mixer tap, range of base storage cupboards and drawers, matching wall mounted storage cupboards, fitted gas hob with stainless steel cooker hood over, integrated oven and grill, integrated fridge/freezer, dishwasher and washer/dryer, tiled splashbacks, laminate wood flooring, radiator and recessed ceiling spotlights.

LOUNGE/DINING ROOM

17' 3" (into bay) x 12' 10" max (5.26m (into bay) x 3.91m max) with UPVC double glazed bay window with French doors leading to rear garden, two radiators, understairs storage cupboard, television aerial socket, coved ceiling and two ceiling light points and fireplace housing electric fire.

FIRST FLOOR LANDING

Stairs ascend from the reception hall, radiator, doors to further accommodation.

BEDROOM TWO

12' 11" x 9' 2" max (3.94m x 2.79m max) with two UPVC double glazed windows to front, two radiators and fitted wardrobe



BEDROOM THREE

12' 10" x 7' 7" (3.91m x 2.31m) with UPVC double glazed window to rear, radiator.

BATHROOM

with a white suite comprising panelled bath with electric shower, W.C., pedestal wash hand basin, shaver socket, tiled walls, radiator, extractor and ceiling light point.

SECOND FLOOR LANDING

being approached by a staircase rising from the First Floor Landing and having coved ceiling, ceiling light point and door to:

MASTER BEDROOM

14' 8" max (into dormer) x 9' 5" max (excluding wardrobe) (4.47m max into dormer x 2.87m max excluding wardrobe) with UPVC double glazed dormer window to front, spacious wardrobe with double doors, radiator, access to loft and door to:

EN SUITE SHOWER ROOM

with double glazed skylight, white suite comprising separate tiled shower cubicle, W.C. and pedestal wash hand basin, light point and airing cupboard housing hot water tank with slatted linen shelving.



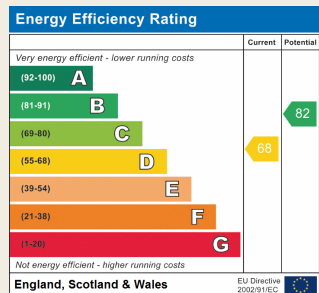
OUTSIDE

The rear garden has a slabbed patio with lawned area, walled and fenced boundaries. Useful courtesy door provides access to the rear of the garage.

GARAGE

Up and over door to front with rear courtesy door to garden.

COUNCIL TAX BAND C



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.

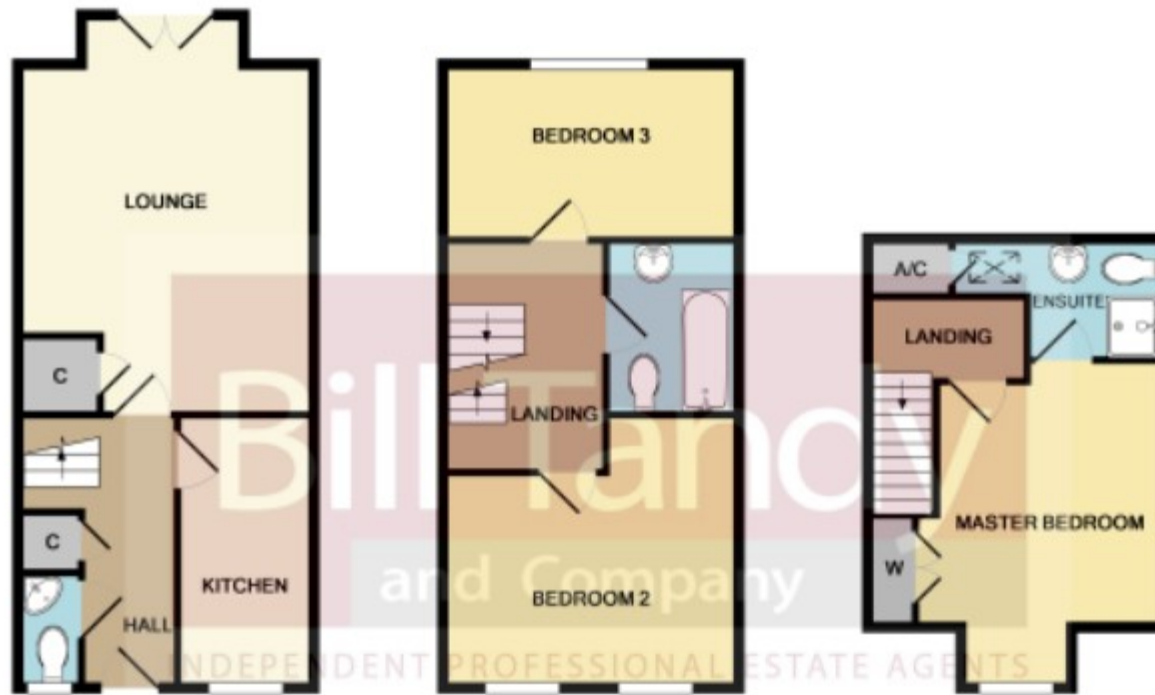


VIEWING

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.





GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

3 WITLEY DRIVE, LICHFIELD WS13 6FD
TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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