



17 Redlock Field, Lichfield, Staffordshire, WS14 0AB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£399,000

Bill Tandy and Company are delighted to offer for sale this traditional style semi detached house superbly located on the highly sought after cul de sac of Redlock Field. The property is perfectly positioned to take advantage of Lichfield city centre amenities, whilst offering a peaceful setting in this highly regarded residential district on the south side of Lichfield. The property has a generous frontage with front garden and parking area for numerous vehicles and briefly comprises entrance porch, reception hall, lounge, superbly updated and open plan dining kitchen set to the rear, utility/verandah, three first floor generously sized bedrooms and updated bathroom. There is a generous garden to the rear, and early viewings are strongly recommended to take full advantage of this rare opportunity.



ENTANCE PORCH

approached via sliding front entrance door and having internal door opening to:

RECEPTION HALL

having solid wood flooring, stairs to first floor, radiator, cloak cupboard and doors to:

LOUNGE

15' 5" x 13' 4" (4.70m x 4.06m) having solid wooden floor, double glazed window to front and radiator.

RE-FITTED DINING KITCHEN

Dining Area 3.20m x 2.62m (10'6" x 8'7") and Kitchen Area 2.67m x 2.34m (8'9" x 7'8") this superb open plan dining kitchen has solid wooden flooring, double glazed windows to rear, door to patio, radiator, modern base cupboards and drawers surmounted by wooden preparation work tops, mosaic tiled splashback surround, inset ceramic Belfast sink unit, inset AEG oven with five ring gas hob above, integrated dishwasher and fridge/freezer, superb dresser unit with base storage cupboard and glazed display cabinets above, useful under stairs larder with shelving and side door to:

UTILITY ROOM

having space and plumbing for washing machine, work top with inset sink and tiled surround, window and door to rear garden, radiator and access to garage.

FIRST FLOOR LANDING

having an obscure double glazed window to side and a range of doors opening to:

BEDROOM ONE

12' 4" x 10' 7" (3.76m x 3.23m) having double glazed window to rear and radiator.



BEDROOM TWO

12' 2" x 10' (3.71m x 3.05m) having double glazed window to front and radiator.

BEDROOM THREE

8' 10" max x 6' 5" (2.69m max x 1.96m). having double glazed window to front, radiator and built-in bed positioned above the stairs footwell.

RE-FITTED BATHROOM

having double glazed windows to rear and side, chrome towel rail, modern suite comprising vanity unit with inset wash hand basin above and tiled splashback surround, low flush W.C. and 'L' shaped shower bath with waterfall mixer tap and shower head attachment and further waterfall shower appliance over, brick effect tiled surround and feature tiled floor.

OUTSIDE

To the front of the property is a paved and tarmaced drive providing parking and leading to the front entrance door and garage. There is a deep foregarden with shaped lawn and conifer hedging for screening. To the rear of the property is a paved patio area, generous shaped lawn, shed and mature shrubs and trees.

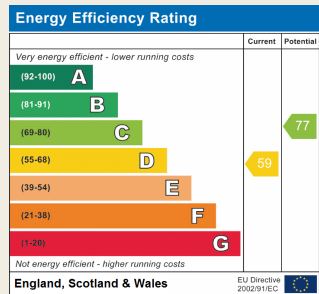


GARAGE

17' 3" x 7' 4" (5.26m x 2.24m) approached via double entrance doors and having Worcester boiler, light and power supply and sliding door to the utility room.

COUNCIL TAX

Band D.



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.

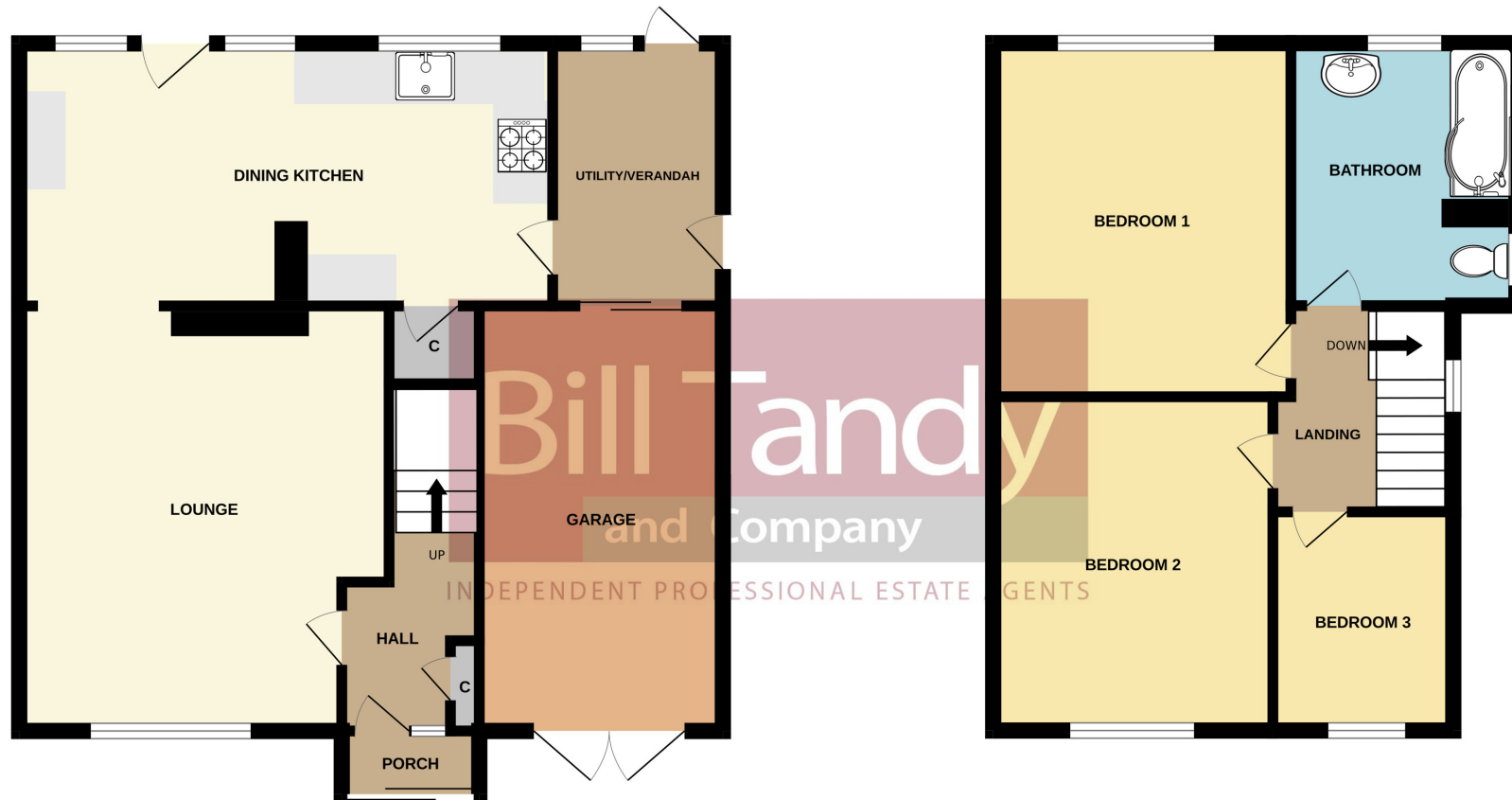
VIEWING

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

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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