



3 Mawgan Drive, Lichfield, Staffordshire, WS14 9SD

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Mawgan Drive, Lichfield, Staffordshire, WS14 9SD

£520,000

Bill Tandy and Company are delighted in offering for sale this superb sized and extended detached bungalow located on the small and select cul de sac of Mawgan Drive. Positioned off Pentire Road the location of Boley Park is a highly sought after development on the edge of the city centre and located on the popular south side of Lichfield. The bungalow itself is offered with the benefit of vacant possession and no upward chain, and whilst the accommodation has been extended, the property does require some modernisation, however offers superb scope and potential. The accommodation briefly comprises 'L' shaped reception hall, generously sized lounge, separate dining room, conservatory, extended breakfast kitchen and bathroom. One of the distinct features of the property is its up to five bedrooms, one of which having an en suite shower room, however could be adapted or changed for more living space if required. There is a parking to the side and front with a block paved low maintenance frontage, gardens to front, side and rear and there is a single detached garage.



OVERHANG CANOPY PORCH

having double glazed front entrance door which opens to:

'L' SHAPED RECEPTION HALL

having radiator, loft access, useful coat cupboard and doors open to:

SITTING ROOM

4.78m max x 4.02m max (15' 8" max x 13' 2" max) having a secondary glazed bow window to front, radiator and a feature and focal point fireplace with tiled hearth, exposed brick surround with mantel above and gas fire. Archway leads to:

DINING ROOM

3.36m x 2.75m (11' 0" x 9' 0") having serving hatch to kitchen, archway to bedroom accommodation and double sliding doors open to:

DOUBLE GLAZED CONSERVATORY

3.52m x 3.13m (11' 7" x 10' 3") with views of the rear garden and having French doors to patio, tiled floor, radiator and door to kitchen.

BREAKFAST KITCHEN

5.97m x 2.72m max (19' 7" x 8' 11" max) having tiled floor, secondary glazed window to rear, double glazed door to rear garden, radiator, a comprehensive range of units comprising base cupboards and drawers with preparation tops above, tiling surround, wall mounted cupboards, inset one and a half bowl sink, space for cooker and further round edge work top providing spaces for dishwasher, washing machine and fridge/freezer and concealed wall mounted Vaillant boiler.

BEDROOM ONE

3.86m into wardrobe x 3.11m (12' 8" into wardrobe x 10' 2") having secondary glazed window to rear, radiator and range of fitted bedroom furniture comprising wardrobes, dressing table and bedside cabinets. Access to:



EN SUITE SHOWER ROOM

2.68m x 1.95m (8' 10" x 6' 5") having secondary glazed window to rear, radiator, suite comprising vanity unit with storage and inset wash hand basin above, low flush W.C. and double width shower cubicle with shower appliance over and tiled surround.

BEDROOM TWO

3.44m x 3.00m (11' 3" x 9' 10") having double glazed window to front, radiator, superb range of fitted bedroom furniture comprising chests of drawers and dressing table and fitted corner wardrobe.

BEDROOM THREE

2.45m x 2.40m (8' 0" x 7' 10") having double glazed window to front and radiator.

FAMILY BATHROOM

2.57m max x 1.85m (8' 5" max x 6' 1") having tiled floor, radiator, modern suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C., and bath with shower over and airing cupboard housing tank with shelving above.

INNER HALL

having access doors to both bedrooms four and five, however these two rooms provide versatility in their use and could be knocked into one room if required.



BEDROOM FOUR

3.58m max x 2.73m (11' 9" max x 8' 11") having secondary glazed window to front and radiator.

BEDROOM FIVE

2.93m max x 2.73m (9' 7" max x 8' 11") having secondary glazed window to rear and radiator.

OUTSIDE

The property is superbly located on this highly sought after small and select cul de sac. To the front of the property is a generously sized foregarden with block paved frontage, shaped lawn and shrubs and trees for screening. To the rear is a paved patio with shaped lawn beyond and the garden is well stocked with mature trees and shrubs, useful side gated access door to garage and to the side of the garage is a storage area ideal space for shed and pond. To the side of the property is a block paved driveway leading to the garage and to the side gate which leads to the rear garden.

GARAGE

approached via an up and over entrance door and having window to rear and door to garden.

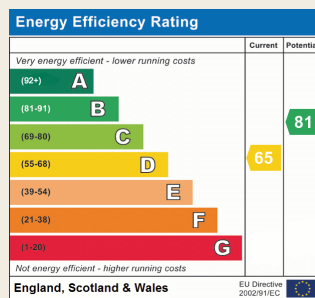
COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

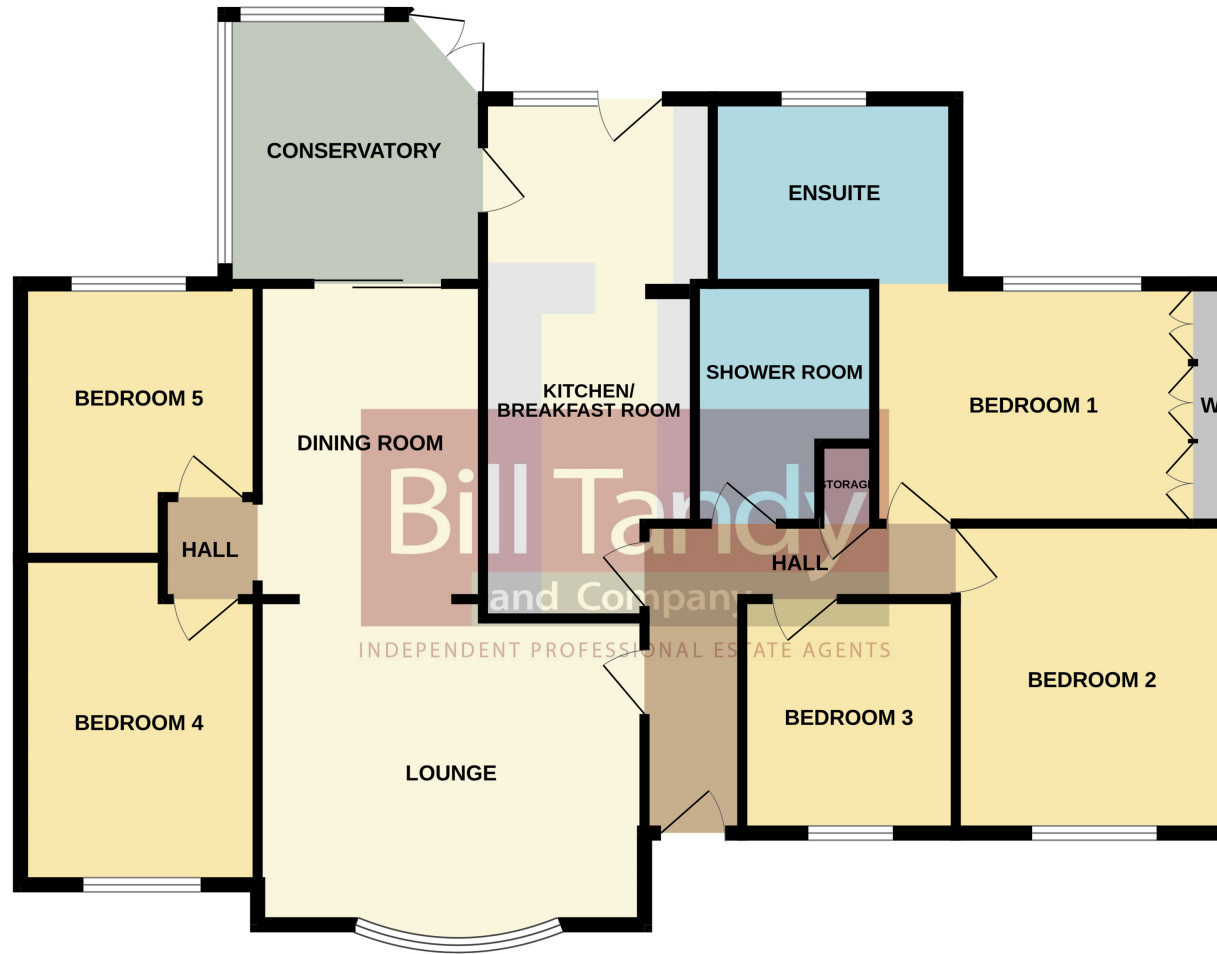


VIEWING

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



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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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