

Bill Tandy  
and Company

DRAFT

24 Hardy Place, Lichfield, Staffordshire, WS14 9FX

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 24 Hardy Place, Lichfield, Staffordshire, WS14 9FX

# £325,000

Bill Tandy and Company are delighted in offering for sale this generously sized and modern three storey end town house located on the small and select cul de sac of Hardy Place. This desirable location and popular development, located off Shortbutts Lane, is a short walk away from the cathedral city centre and there is the added benefit of the adjacent Shortbutts Park. This three storey town house should be viewed to be fully appreciated and comprises recessed porch with external store cupboard, reception hall, guests cloakroom, lounge/dining room, modern kitchen, two first floor bedrooms and bathroom and the second floor comprises the master bedroom with en suite shower room. Parking can be found to the right hand side of the property and there are gardens to the rear.



### RECESSED PORCH

having external store and composite door opens to:

### RECEPTION HALL

having laminate floor, stairs to first floor with under stairs storage, radiator and doors open to:

### GUESTS CLOAKROOM

having modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C., tiled floor and radiator.

### KITCHEN

3.70m x 1.88m max (12' 2" x 6' 2" max) having double glazed window to front, radiator, tiled floor, base cupboards and drawers with round edge work tops, tiled splashback surround, wall mounted cupboards, inset stainless steel sink with drainer, inset Zanussi oven with four ring gas hob and extractor fan above, spaces ideal for washing machine and fridge/freezer, spotlighting to ceiling, tiled floor and Viessman wall mounted boiler.

### LOUNGE/DINING ROOM

4.55m x 3.90m (14' 11" x 12' 10") having double glazed windows and French doors providing access to the rear garden, two radiators, laminate floor and the feature and focal point of the room is the fireplace with a marble hearth and inset with surround, mantel above and an electric flame effect fire.

### FIRST FLOOR LANDING

having additional staircase to second floor, double glazed window to front, radiator and doors open to:

### BEDROOM TWO

3.94m x 3.68m (12' 11" x 12' 1") having double glazed window to rear, radiator and superb range of four fitted double wardrobes.



### BEDROOM THREE

3.62m x 1.89m (11' 11" x 6' 2") having double glazed window to front and radiator.

### BATHROOM

2.00m x 1.89m max (6' 7" x 6' 2" max) having radiator, tiled floor, spotlighting to ceiling and modern white suite comprising pedestal wash hand basin with tiled surround to half ceiling height, low flush W.C. and bath with shower head attachment.

### SECOND FLOOR LANDING

having door to:

### BEDROOM ONE

6.17m max (3.39m min) x 3.94m (20' 3" max 11' 11" min x 12' 11") one of the distinct features of the property is its top floor main bedroom having Velux skylight windows to rear, two radiators, airing cupboard, fitted wardrobe with sliding doors, loft access and door to:

### EN SUITE SHOWER ROOM

having obscure double glazed window to front, radiator, tiled floor, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and double shower cubicle with shower appliance over.



## OUTSIDE

To the rear of the property is a paved patio area with shaped lawn set beyond and fenced surround. To the right hand side of the property is a useful shed and gated access to parking. To the side of the property is a tarmac driveway providing parking.

## COUNCIL TAX

Band D.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband 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.



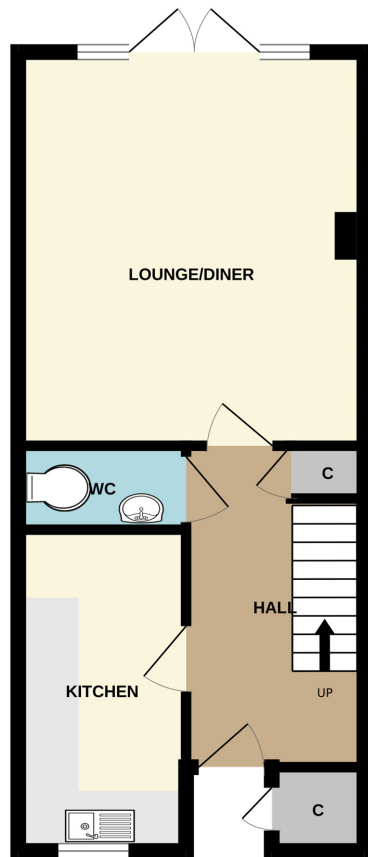
## VIEWING

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](mailto:lichfield@billtandy.co.uk)

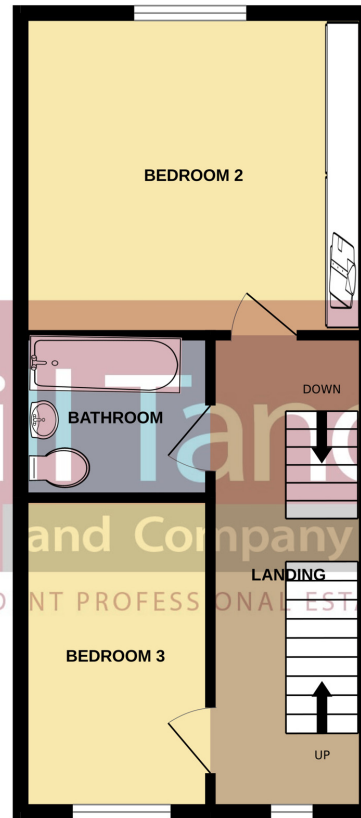
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient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



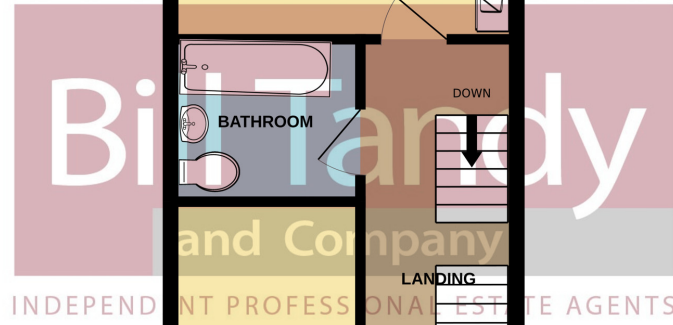
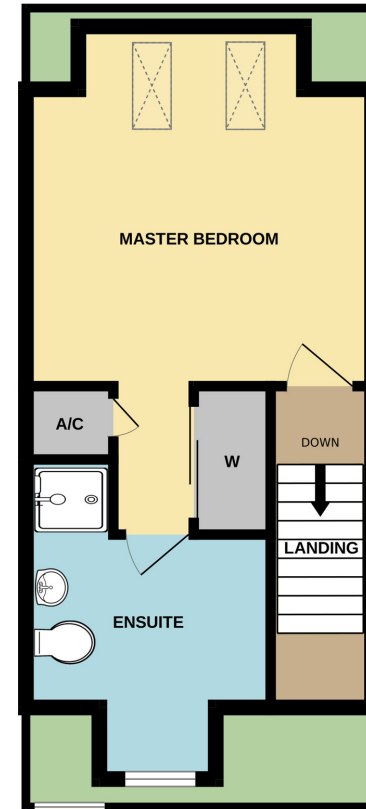
GROUND FLOOR



1ST FLOOR



2ND 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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