



6 Heathcot Place, Lichfield, Staffordshire, WS13 6RQ

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Heathcot Place, Lichfield, Staffordshire, WS13 6RQ

£310,000

Bill Tandy and Company are delighted in offering for sale this superbly updated and well presented end town house positioned on the Darwin Park development only a short distance away from the cathedral city centre of Lichfield. Within walking distance are amenities including the Darwin Hall, Waitrose supermarket, The Inkwell pub and the stunning picturesque tree-lined Cathedral Walk positioned in the central part of the development leading into the city centre with a lovely view of the cathedral. The property, which we strongly recommend is viewed internally to be fully appreciated, offers modern contemporary living and briefly comprises entrance hall with guests cloakroom, updated dining kitchen, lounge with feature fireplace, two first floor double bedrooms and an updated bathroom. One of the distinct features of the property is its low maintenance landscaped rear garden with gates to both rear and side, and the rear gate provides access to the two allocated parking spaces with an EV charging point. The property benefits from no upward chain and early viewings are highly recommended.



ENTRANCE HALL

approached via a double glazed composite entrance door and having oak flooring, opening to dining kitchen and door opens to:

GUESTS CLOAKROOM

having an obscure double glazed window with window shutter to front, radiator, tiled flooring, wood panelling and suite comprising vanity unit with inset wash hand basin and low flush W.C.

RE-FITTED DINING KITCHEN

3.98m x 3.82m max (13' 1" x 12' 6" max) having oak flooring flowing through from the entrance hall, column radiator, feature light fitting, ceiling spotlighting, double glazed window with window shutter to front, modern Shaker style base cupboards with quartz work tops above, tiled surround, wall mounted cupboard housing Worcester boiler, wall mounted shelving, inset Lamona oven with four ring electric hob and extractor fan above, inset stainless steel sink with swan neck mixer tap, integrated appliances include fridge, freezer, washer/dryer and slimline dishwasher.

LOUNGE

3.86m x 3.83m (12' 8" x 12' 7") having double glazed French doors with plantation window shutters to rear garden, oak flooring, radiator, stairs to first floor and stunning fireplace with gas cast-iron burner set on a slate style hearth with tiled inset, wooden fireplace surround with mantel and space and provision for wall mounted T.V. above.

FIRST FLOOR LANDING

having loft access leading to loft space with light. Doors lead off to:

BEDROOM ONE

3.83m x 2.80m (12' 7" x 9' 2") having double glazed window with window shutter to rear, wooden flooring, radiator and built-in double wardrobe.



BEDROOM TWO

3.86m x 2.88m max (12' 8" x 9' 5" max) having two double glazed windows with window shutters to front, radiator and wooden flooring.

UPDATED BATHROOM

2.60m x 1.51m (8' 6" x 4' 11") having an obscure double glazed window with window shutter to side, illuminated mirror, modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower over and shower screen, tiled splashback surround, contrasting tiled flooring, chrome towel rail, spotlighting and over stairs storage cupboard.

OUTSIDE

To the rear of the property is a paved patio area with artificial lawn beyond, raised sleeper flower bed, further patio space, fenced and walled boundaries and rear gate opening to the parking area where there are two allocated parking spaces with an EV charging point.

COUNCIL TAX

Band C.

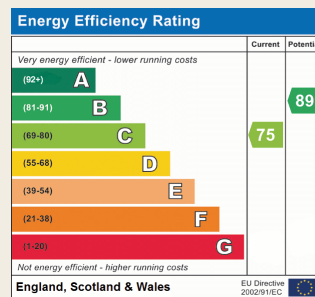


FURTHER INFORMATION/SUPPLIES

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/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

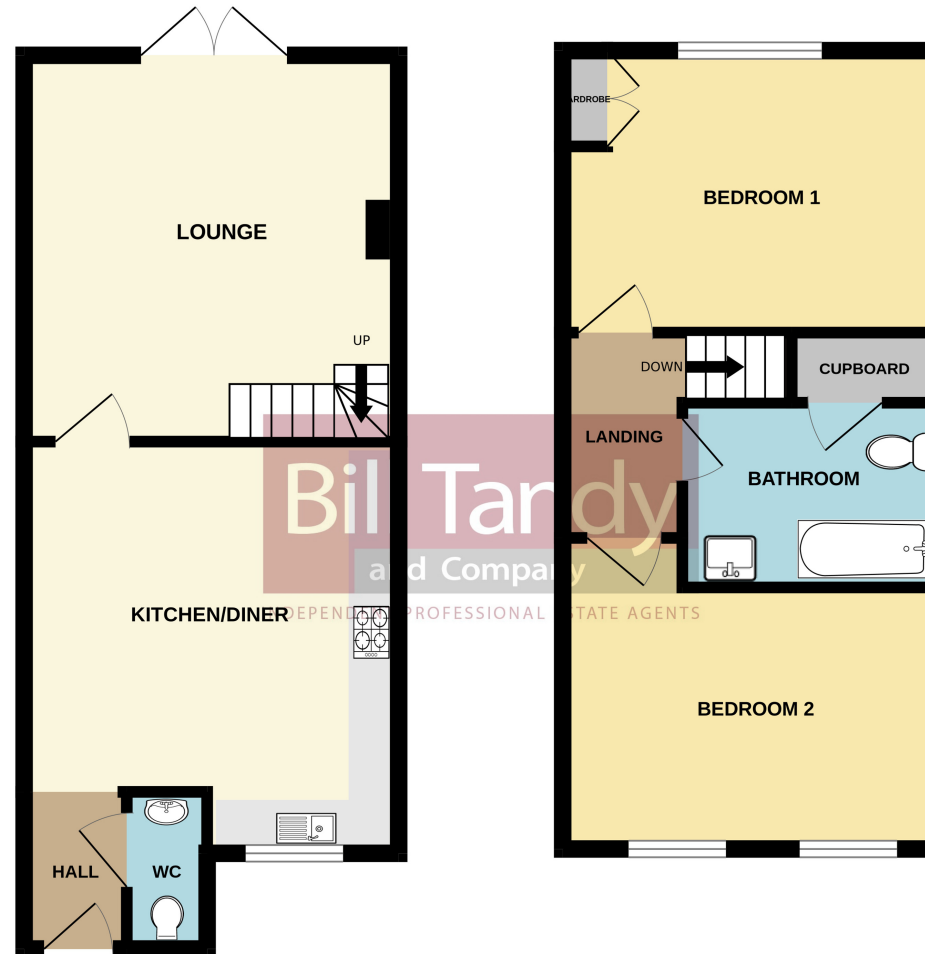
VIEWING

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



6 HEATHCOTE PLACE, LICHFIELD, WS13 6RQ

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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