



Bill Tandy  
and Company

92 Sainte Foy Avenue, Lichfield, Staffordshire, WS13 6PA

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



**92 Sainte Foy Avenue, Lichfield,  
Staffordshire, WS13 6PA**

**£295,000**

This rather deceptive three storey family home enjoys a lovely setting on the edge of the popular Darwin Park area of Lichfield. Set across the three floors the family accommodation includes a very generous master bedroom with en suite, along with two further bedrooms and the family bathroom. The ground floor has a delightful family living room with a feature bay opening onto the rear garden. The kitchen is well fitted and includes appliances making this ideal for a first time buyer. Designed for easy living a landscaped garden at the rear has minimal maintenance requirements and also leads on to the parking and garage area which is approached from the rear of the property. Available with the benefit of no upward chain, we would strongly recommend an early inspection to fully appreciate this lovely family home.



### **APPROACH**

The property is approached to the front via a pedestrian access with a gated pathway and slate bed foregarden, established hedgerow, wrought-iron railings and attractive obscure glazed entrance door with side wall lights opening to:

### **RECEPTION HALL**

having radiator, stairs leading off and door to:

### **FITTED GUESTS CLOAKROOM**

having W.C., wash hand basin with tiled splashback, obscure UPVC double glazed window and radiator.

### **FAMILY LIVING ROOM**

5.21m max into bay x 3.91m (17' 1" max into bay x 12' 10") having a lovely walk-in bay window with double glazed double French doors opening out onto the rear garden, double glazed window to side and double radiator.

### **FITTED KITCHEN**

2.92m x 1.93m (9' 7" x 6' 4") having ample work surface space, contrasting coloured wall and base storage cupboards and drawers, metro style tiled splashbacks, built-in electric oven and grill with four ring gas hob with stainless steel splashback and extractor fan, fridge, freezer and washing machine, single drainer one and a half bowl sink unit with mixer tap, UPVC double glazed window to front, tiled flooring and heated towel rail/radiator.

### **FIRST FLOOR LANDING**

having built-in store cupboard, stairs rising to the second floor and doors leading off to:

### **BEDROOM TWO**

3.91m x 2.54m (12' 10" x 8' 4") having UPVC double glazed window to front and radiator.



### **BEDROOM THREE**

2.87m x 2.06m (9' 5" x 6' 9") having UPVC double glazed window to rear and radiator.

### **FAMILY BATHROOM**

having a suite comprising panelled bath with mixer tap and shower attachment, close coupled W.C. and pedestal wash hand basin with tiled splashback, radiator, extractor fan and obscure UPVC double glazed window.

### **SECOND FLOOR LANDING**

having Velux skylight and cupboard housing the Viessmann condensing gas central heating boiler with Gledhill pressurised hot water cylinder.

### **MASTER BEDROOM**

3.91m x 3.63m (12' 10" x 11' 11") having UPVC double glazed dormer style window to front, twin eaves store cupboard, built-in wardrobe with sliding door, access to loft space, radiator and door to:



### EN SUITE SHOWER ROOM

having corner tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., partial ceramic co-ordinated wall tiling, electric shaver point, Velux skylight, chrome heated towel rail/radiator and extractor fan.

### OUTSIDE

To the rear of the property is a cleverly landscaped garden designed for minimal maintenance comprising flagstone patio, raised decked seating area, side gated access, useful external power points and rear gated access and footpath which leads round to the garage and parking for one car.

### SINGLE GARAGE

5.56m x 2.52m (18' 3" x 8' 3") located in a separate block and approached via an electric up and over entrance door. Please note the garage is Leasehold with a peppercorn Ground Rent.

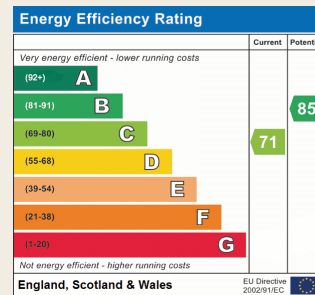
### COUNCIL TAX

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/>



### 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.

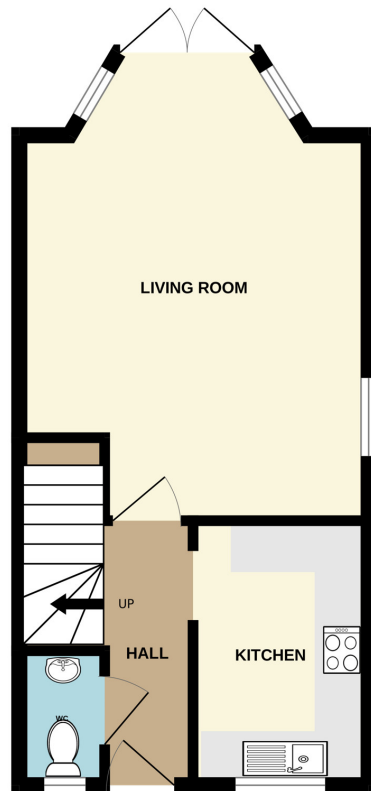


### VIEWING

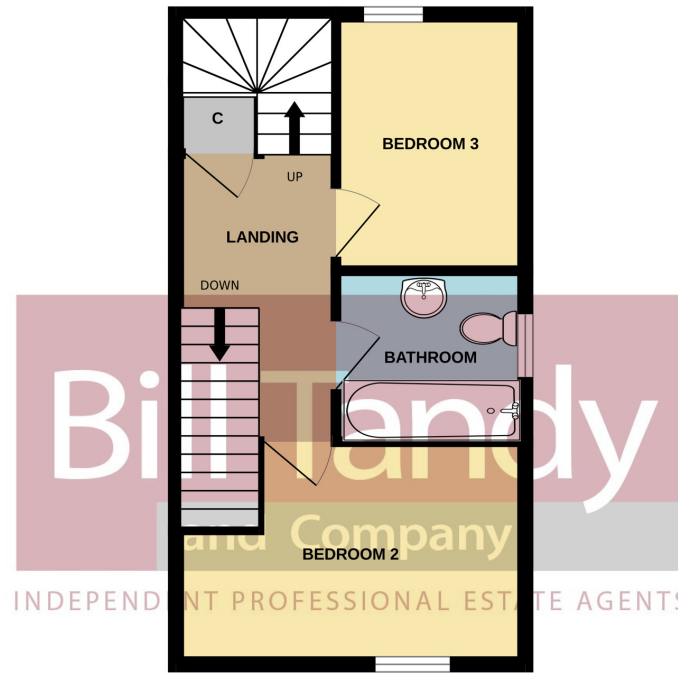
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

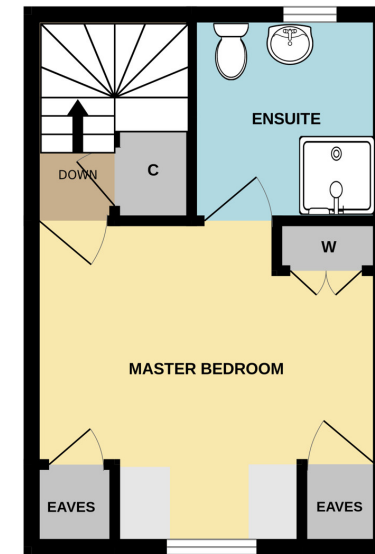
GROUND FLOOR



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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