

Bill Tandy
and Company

DRAFT

The Bungalow, 15 Beecroft Avenue, Lichfield,
Staffordshire, WS13 7EZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Bungalow, 15 Beecroft Avenue, Lichfield, Staffordshire, WS13 7EZ

£575,000

**** WOW ** STUNNING NEW BUILD BUNGALOW LOCATED WITHIN ONE OF LICHFIELD'S MOST SOUGHT AFTER SETTING**
**** Bill Tandy and Company Lichfield are delighted to bring to sale this newly built, detached bungalow offering contemporary living whilst being within a short walk away from Lichfield's City Centre. Offered with the benefit of no upward chain, this newly built bungalow enjoys eco credentials with air source pump heating powering the underfloor heating system. The property comprises a L-Shaped reception hall, access to the store with heating controls, a opulent open plan living space with dining area and contemporary kitchen design, bi-folding doors to garden with feature window design set above. From the hallway are three good sized double bedrooms, en-suite shower room and further bathroom. Externally parking is served to front with a block paved driveway and front and rear gardens. Early viewings are highly recommended to take full advantage of this rare opportunity.**



L-SHAPED RECEPTION HALL

Accessed from a side composite entrance door, tiled floor with under-floor heating, feature LED lighting with additional spot lighting, door to store with heating controls, loft access and doors open to

OPEN PLAN SITTING/DINING/KITCHEN ROOM

4.97m x 7.94m (16' 4" x 26' 1") This very generous size open plan living room is set to the rear of the bungalow with direct access to the rear garden from its Bi-folding doors with feature window above, side double glazed window with in build blind, tiled floor with under-floor heating further contemporary kitchen which will enjoy grey doors with the benefit of white quartz preparation tops above.

BEDROOM 1

3.23m x 4.98m max (10' 7" x 16' 4" max) with a double glazed rear window with in built blind, underfloor heating, speaker, spot lighting and door opens to

EN-SUITE SHOWER ROOM

1.91m x 1.77m (6' 3" x 5' 10") Double glazed side window, full ceiling tiling surround, tiled floor with underfloor heating, modern suite comprising a wall mounted wash hand basin, low flush w.c. and shower with screen and shower appliance above.

BEDROOM 2

3.43m x 4.04m (11' 3" x 13' 3") With double glazed front window with in built blind, underfloor heating, speaker, spot lighting.

BEDROOM 3

3.43m x 4.05m (11' 3" x 13' 3") With double glazed front window with in built blind, underfloor heating, speaker, spot lighting.



BATHROOM

2.28m x 1.92m (7' 6" x 6' 4") Double glazed side window, full ceiling height tiled splashback surround, tiled floor with underfloor heating, modern suite comprises a wall mounted vanity sink unit and sink, low flush w.c., bath with shower over.

OUTSIDE

Block paved front driveway with side pathway to side entrance door. A range of exterior lighting. Lawned gardens to front and rear.

FURTHER INFORMATION/SUPPLIERS

As the property is newly built, we understand that a insurance backed 10 year warranty will be provided and details of which should be checked via your solicitors before legal commitment.

Drainage – Mains drainage and Water supply
Electric connected with air source heating

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



COUNCIL TAX BAND TO BE CONFIRMED

TENURE

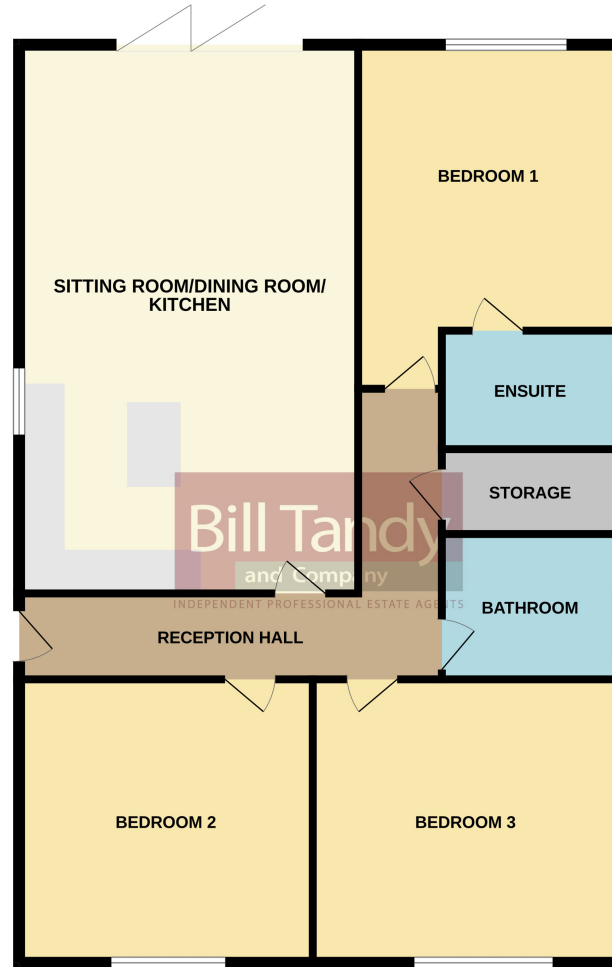
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



THE BUNGALOW, 15 BEECROFT AVENUE, LICHFIELD, WS13 7EZ

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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