



17 Hartslade, Lichfield, Staffordshire, WS14 9RH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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WS14 9RH

£425,000 Offers Over

** MODERN DETACHED BUNGALOW LOCATED ON A SOUGHT AFTER CUL-DE-SAC POSITION ** Bill Tandy Lichfield are delighted to offer for sale this extended detached bungalow located in one of Lichfield's most sought after locations. Hartslade is a small an cul-de-sac set within the ever popular Boley Park development. The property itself sits on a larger than average corner plot with gardens to front, side and rear. The property comprises an L-Shaped Hall, lounge/dining room, breakfast kitchen, garden sitting room, utility, two bedrooms and modern shower room. As mentioned the property enjoys sweeping gardens to front, side and rear with ample parking and additional garage. The property benefits from having no upward chain. Council Tax D



ENTRANCE PORCH

Complimented with double opening doors to side leading from the driveway whilst internal door opens to

L-SHAPED RECEPTION HALL

LOUNGE/DINING ROOM

4.71m x 5.64m (15' 5" x 18' 6")

BREAKFAST KITCHEN

2.74m x 3.41m (9' 0" x 11' 2")

REAR PORCH

With access door to garden and further access to

GARDEN ROOM

3.08m x 2.25m (10' 1" x 7' 5")

UTILITY ROOM

1.50m x 3.35m (4' 11" x 11' 0")

BEDROOM 1

3.05m x 4.75m (10' 0" x 15' 7")

BEDROOM 2

3.03m x 3.01m (9' 11" x 9' 11")

OUTSIDE

The property enjoys a generous size plot with parking for numerous cars, gardens to front, side and rear and additional garage. Set to the side is a further store with access door to utility room.

PARKING

Parking to front with a block paved driveway, this further extends to the right hand side with access to side entrance door and garage.

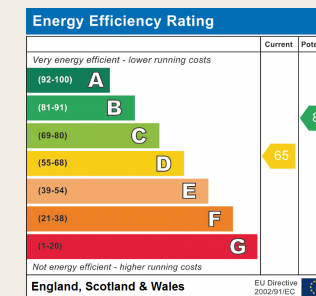
GARAGE

2.52m x 4.87m (8' 3" x 16' 0")



COUNCIL TAX

Band D.



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.



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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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