



41 The Leasowe, Lichfield, Staffordshire, WS13 7HA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

The delightful location of The Leasowe is without doubt one of the most popular in the cathedral city of Lichfield. Perfectly positioned to take advantage of local facilities, as well as all that the city centre has to offer, this superb detached family home offers an outstanding accommodation layout. With five good bedrooms and three reception rooms, the property will serve many family needs, with the garden in particular being a delightful size. With the benefit of UPVC double glazing and a recently installed gas fired central heating boiler, this fine detached family home must be viewed to be fully appreciated.



RECEPTION VESTIBULE

3.78m x 1.10m (12' 5" x 3' 7") a very useful entrance to the property approached via a UPVC double glazed entrance door and having UPVC double glazed window, electric radiator and inner obscure glazed door opening to:

RECEPTION HALL

having radiator, stairs leading off with useful under stairs coats store cupboard, central heating thermostat and door to:

EXTENDED FAMILY LOUNGE

6.00m x 3.34m (19' 8" x 10' 11") extended to the rear and having a central traditional wooden fire surround with tiled hearth and backing housing an inset living flame coal effect gas fire, two radiators, double glazed sliding patio doors opening out to the rear garden, wall light points, coving and laminate flooring.

DINING ROOM

3.78m x 3.32m (12' 5" x 10' 11") having a wide UPVC double glazed picture window to front flanked by dual aspect further double glazed windows and radiator.

EXTENDED BREAKFAST KITCHEN

4.90m x 4.00m (16' 1" x 13' 1") having ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mono bloc mixer tap, built-in electric double oven and grill with four ring electric hob and extractor hood, space for fridge and freezer, ample space for breakfast table, two fluorescent light strips, UPVC double glazed window and door to rear garden, space and plumbing for dishwasher, double radiator and archway through to a LOBBY with door to garage and further door to:

STUDY

2.67m x 2.42m (8' 9" x 7' 11") having UPVC double glazed window to rear, radiator and coving.

FITTED GUESTS CLOAKROOM

having W.C., tiled splashbacks and an obscure UPVC double glazed window.



FIRST FLOOR GALLERIED LANDING

having an obscure UPVC double glazed window to front, radiator, loft access hatch and doors leading off to:

BEDROOM ONE

3.53m x 3.36m (11' 7" x 11' 0") having fitted furniture comprising two double doored wardrobes and useful chests of drawers, wall shelving, radiator and UPVC double glazed window to rear with pleasant open aspect.

BEDROOM TWO

3.77m x 3.33m (12' 4" x 10' 11") having UPVC double glazed window to front and radiator.

BEDROOM THREE

4.93m x 2.40m (16' 2" x 7' 10") having double doored built-in wardrobe, UPVC double glazed window to rear and double radiator.

BEDROOM FOUR

4.51m max x 2.37m (14' 10" max x 7' 9") having UPVC double glazed window to front and double radiator.

BEDROOM FIVE

3.18m x 2.68m (10' 5" x 8' 10") having double doored built-in wardrobe, UPVC double glazed window to rear with pleasant views, radiator and coving.



BATHROOM

having a suite comprising corner bath, pedestal wash hand basin, separate tiled shower cubicle with thermostatic shower fitment, built-in airing cupboard with bi-fold door, radiator, comprehensive ceramic wall tiling, low energy downlighting, obscure UPVC double glazed window to side and extractor fan.

SEPARATE W.C.

having close coupled W.C., obscure double glazed window and tiling.

OUTSIDE

The property is set back from the road with a block paved driveway providing parking for several cars and a lawned foregarden with side herbaceous borders and a gated side entrance leading to the rear. To the rear is a superb sized garden with patio seating area with steps down to the good sized lawn with flower and herbaceous borders, further patio seating area, useful greenhouse, fenced and hedged perimeters, external security lighting and cold water tap.



GARAGE

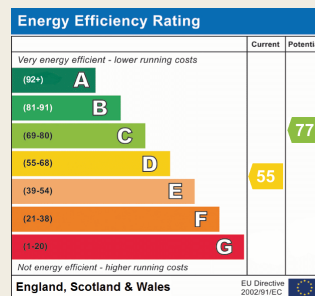
6.60m x 2.43m (21' 8" x 8' 0") approached via an up and over entrance door and having fluorescent light, power points, wall mounted Glow-worm condensing gas central heating boiler with timer, space and plumbing for washing machine and tumble dryer and a personal access door to outside.

AGENTS NOTE

Water: South Staffs Water. Electricity and gas: British Gas. Broadband and telephone: BT/EE. Sky TV. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk>.

COUNCIL TAX

Band



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.

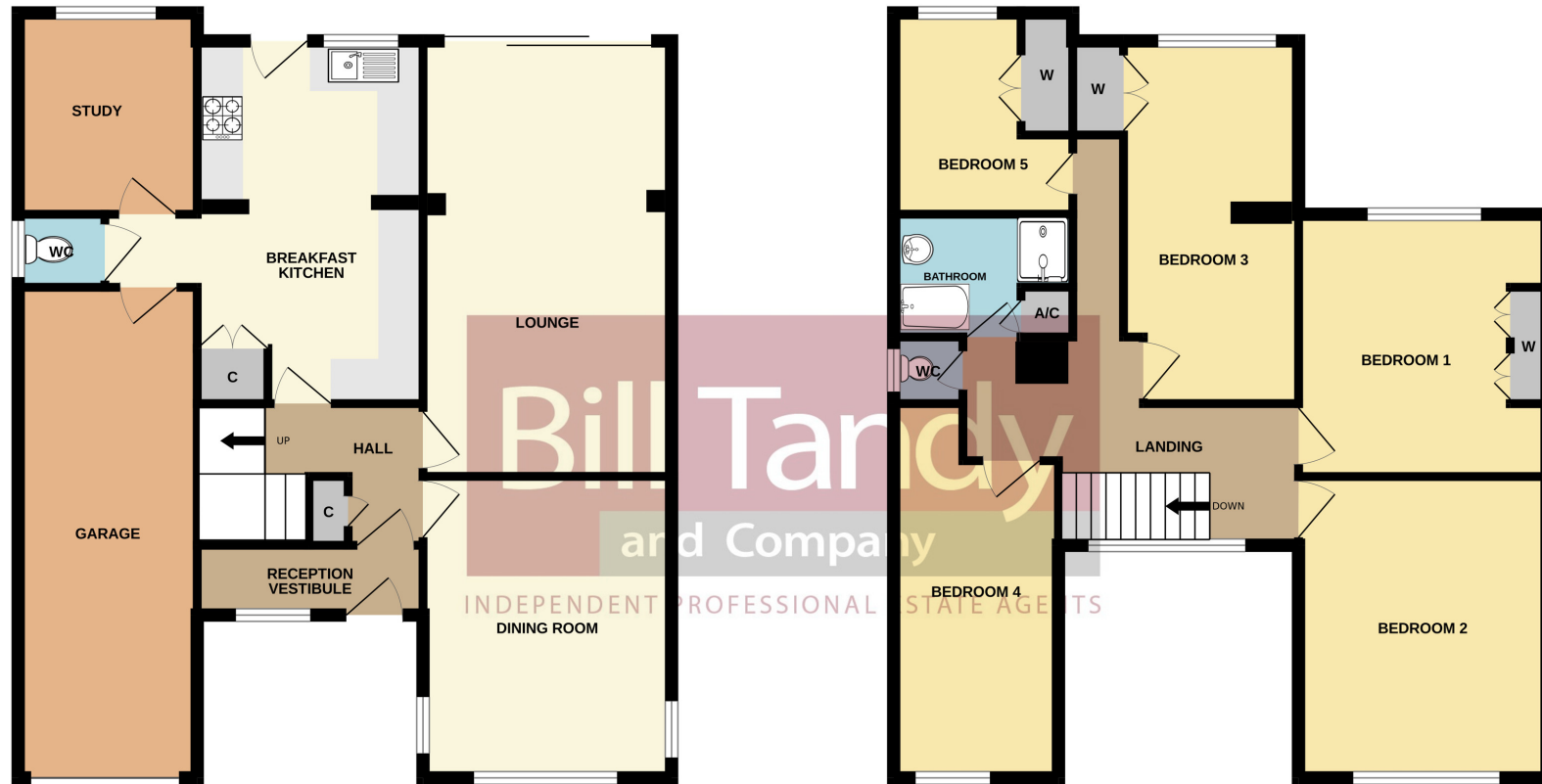
VIEWING

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



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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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