



3 Birchwood Road, Lichfield, Staffordshire, WS14 9UN

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Bill Tandy and Company are delighted to offer for sale this updated detached family home, beautifully positioned on the desirable road of Birchwood Road and within Boley Park. Set on the south side of the cathedral city centre of Lichfield, the property enjoys a range of facilities within short walking distance of Boley Parks Co-op and Lichfield Health and Fitness Club. Thoughtfully modernised throughout, it offers spacious and stylish accommodation ideal for modern family life. The ground floor features an entrance hall, guest cloakroom, and lounge to front. Set to the rear and standout feature is the open-plan, dining room leading to a superbly updated kitchen with matching utility room beyond. The previous garage has been converted now providing a useful office and storage space. To the first floor are three bedrooms and a modern family shower room. Externally, the property is approached via a driveway with access to a side gate leading to the rear garden. The beautifully landscaped rear garden also offers an recessed space ideal for a storage shed. Early viewings are highly recommended.



ENTRANCE HALL

approached via a composite front entrance door and having oak wooden floor, radiator and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, chrome towel rail, oak wooden floor, suite comprising vanity unit with wash hand basin above with mixer tap and low flush W.C.

LOUNGE

5.17m x 4.35m max (17' 0" x 14' 3" max) having double glazed window to front, two radiators, stairs to first floor with under stairs storage, oak wooden floor and a feature and focal point fireplace with natural stone style hearth, inset, surround and mantel above and housing a gas fire.

DINING ROOM

3.29m x 2.65m (10' 10" x 8' 8") having double glazed French doors opening out to the rear garden, radiator, tiled flooring, ceiling spotighting and a square archway leads to:

KITCHEN

3.93m max x 2.39m (12' 11" max x 7' 10") having a feature tiled floor, double glazed window to rear, ceiling spotighting, useful under stairs storage cupboard, high gloss units comprising base cupboards and drawers with quartz preparation work tops above, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink and drainer, inset AEG double oven and grill with induction hob above, glass splashback surround and extractor fan, integrated dishwasher and fridge/freezer and door opens to:

UTILITY ROOM

2.22m x 2.08m (7' 3" x 6' 10") having an obscure double glazed door to rear garden, double glazed window to rear, tiled floor, radiator, base cupboards with quartz preparation work tops above, wall mounted cupboards, inset stainless steel sink, space ideal for washing machine and cupboard housing the Worcester boiler.



OFFICE

3.72m plus storage x 2.23m (12' 2" plus storage x 7' 4") converted from the garage into two sections, one being a storage area and the second area ideal as a home office or further storage having spotighting, tiled flooring, double glazed window to side, radiator and access to loft with loft ladder leading to a partly boarded loft space. The storage area has additional spotighting and tiled flooring.

FIRST FLOOR LANDING

having double glazed window to side, useful loft access, storage cupboard with slatted shelving and doors open to:

BEDROOM ONE

3.96m plus wardrobes x 3.01m (13' 0" plus wardrobes x 9' 11") having double glazed window to front, radiator and built-in wardrobes with part mirrored doors.

BEDROOM TWO

3.01m x 2.91m plus wardrobes (9' 11" x 9' 7" plus wardrobes) having double glazed window to rear, radiator and built-in wardrobes.

BEDROOM THREE

2.96m max x 2.12m (9' 9" max x 6' 11") having double glazed window to front, radiator and built-in over stairs wardrobe/store cupboard.



SHOWER ROOM

1.99m x 1.82m (6' 6" x 6' 0") having an obscure double glazed window to rear, chrome heated towel rail, modern suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with aqua-boarding and shower appliance over, tiled splashback surround, tiled flooring and ceiling spotlighting.

OUTSIDE

To the front of the property is a block paved driveway providing access to the former garage and front entrance door, and there is a side gated access to the rear. To the rear of the property is a paved patio space with shaped lawn set beyond, additional gravelled patio space, recess ideal for shed and a range of mature shrubs and hedging for screening.

COUNCIL TAX

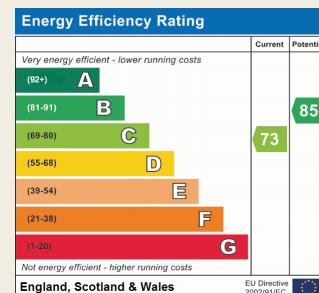
Band D.

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

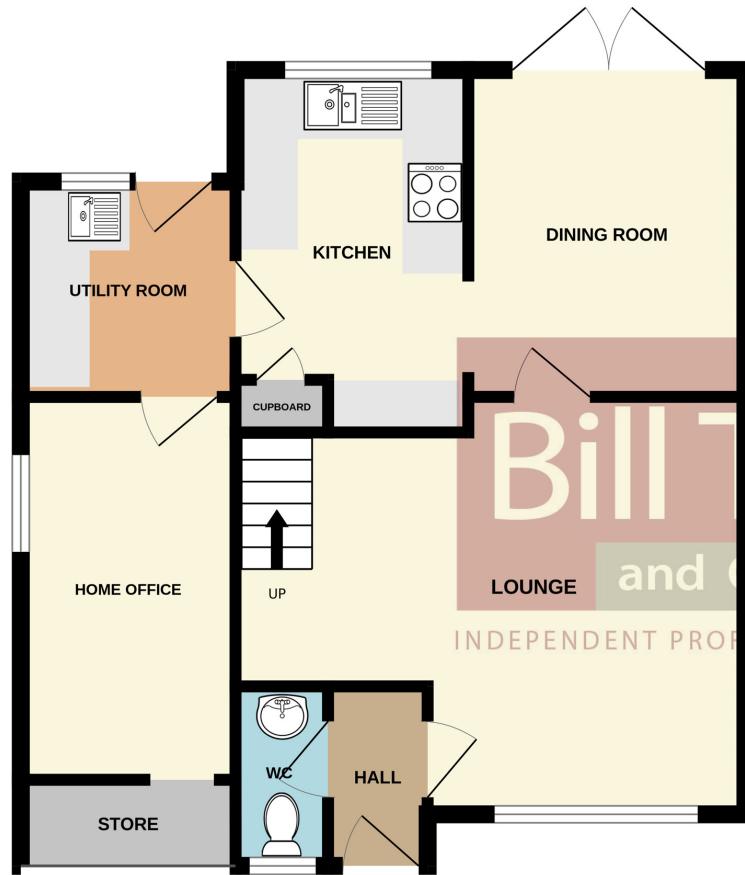
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

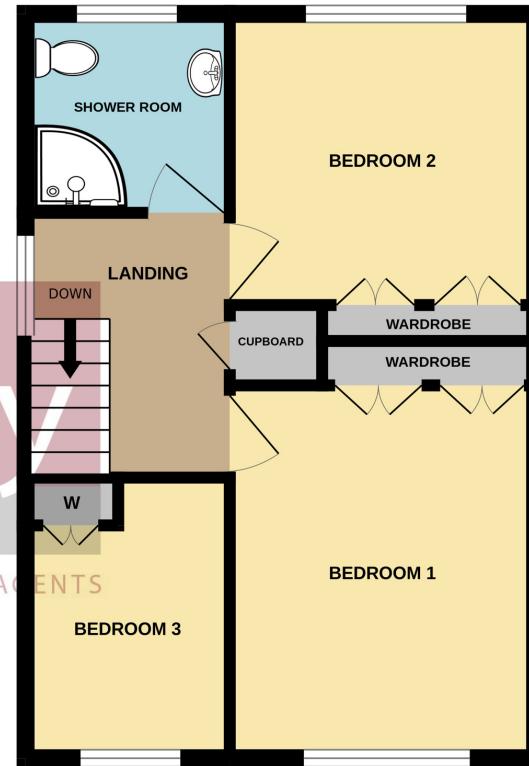
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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