

Bill Tandy
and Company

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Karlison House, 3 Anglesey Road, Lichfield, Staffordshire,
WS13 7NU

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

KarlInson House, 3 Anglesey Road, Lichfield, Staffordshire, WS13 7NU

£400,000

Bill Tandy and Company are delighted in offering for sale this contemporary recently built detached family home located on the small and select cul de sac of Anglesey Road. This recently built property provides a contemporary and superbly presented interior and for this reason we strongly urge potential purchasers to view the property internally for it to be fully appreciated. The accommodation comprises reception hall, guests cloakroom, lounge with walk-in bay window, study, superb family dining kitchen, utility, first floor landing with access to superb loft storage area, four generously sized bedrooms, modern en suite shower room and family bathroom. There is a block paved in-and-out driveway to the front providing ample parking and superb gardens to rear and side. We understand the property enjoys the benefit of an NHBC guarantee and is offered for sale with no upward chain.



RECEPTION HALL

approached via a double glazed composite front entrance door and having radiator, spotlighting, stairs to first floor accommodation, LVT flooring and doors open to:

GUESTS CLOAKROOM

2.48m x 1.13m (8' 2" x 3' 8") having vanity storage unit with inset wash hand basin, low flush W.C., wood panelling surround, feature column radiator with towel rail surround and sensor spotlighting.

LOUNGE

5.33m max into bay x 3.30m (17' 6" max into bay x 10' 10") having double glazed walk-in bay window to front, radiators, under stairs recess, LVT flooring and feature media wall having spaces ideal for wall mounted T.V., sound bar and space with power socket for contemporary fire.

STUDY

2.92m x 2.41m (9' 7" x 7' 11") 2.92m x 2.41m (9' 7" x 7' 11") having double glazed window to front with shutters, radiator, spotlighting and LVT flooring.

FAMILY DINING KITCHEN

7.29m x 3.41m (23' 11" x 11' 2") extending the full width of the property to the rear having bi-fold doors opening to the rear garden, door to side, LVT flooring, ceiling spotlighting and space and provision for a wall mounted T.V. The kitchen has a range of contemporary handleless units comprising base cupboards and drawers with quartz work tops above, inset sink with mixer tap, plinth heater, two inset ovens with warming drawer, double height integrated larder style fridge and integrated freezer, integrated dishwasher, wine cooler, five ring gas hob with extractor fan above and door to:



UTILITY ROOM

2.48m x 1.13m (8' 2" x 3' 8") having LVT flooring flowing through from the kitchen, double glazed window to side, base and wall mounted storage cupboards, contemporary work top, inset sink and integrated washing machine.

FIRST FLOOR LANDING

having double glazed window to side, radiator, ceiling spotlighting and loft hatch with pulldown ladder leading to the loft room which has been partially boarded and provides superb storage and houses the Ideal boiler and hot water cylinder. Doors lead off to:

BEDROOM ONE

4.49m max (3.34m min) x 3.91m (14' 9" max 10' 11" x 12' 10") having double glazed window to front with shutters, recess ideal for dressing table or wardrobe, radiator, space and provision for wall mounted T.V., spotlighting and door to:

EN SUITE SHOWER ROOM

2.75m x 1.05m (9' 0" x 3' 5") having contemporary floor and wall tiling, low flush W.C., pedestal wash hand basin, chrome heated towel rail, shower enclosure with twin headed shower appliance over and spotlighting.



BEDROOM TWO

4.13m x 2.68m (13' 7" x 8' 10") having double glazed window to front with shutters, radiator and space and provision for wall mounted T.V.

BEDROOM THREE

2.90m x 2.44m (9' 6" x 8' 0") having double glazed window to rear and radiator.

BEDROOM FOUR

3.46m x 2.70m max (2.33m min) (11' 4" x 8' 10" max 7'8" min) having double glazed window to rear and radiator.

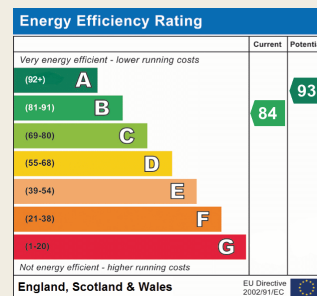
BATHROOM

2.44m x 1.86m (8' 0" x 6' 1") having obscure double glazed window to rear, chrome heated towel rail, contemporary suite comprising wall mounted vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and 'L' shaped bath with shower screen and shower appliance over, tiled flooring and spotlighting.



OUTSIDE

The property is situated on a superb plot with a block paved in-and-out driveway to the front providing parking for numerous vehicles and there is a side gate leading to the rear. To the rear of the property is a decked patio area having external power and water tap, shaped lawn beyond with fenced and hedged surround. The garden extends to the right hand side of the property having a block paved patio area, hard standing space ideal for shed and fenced surround.

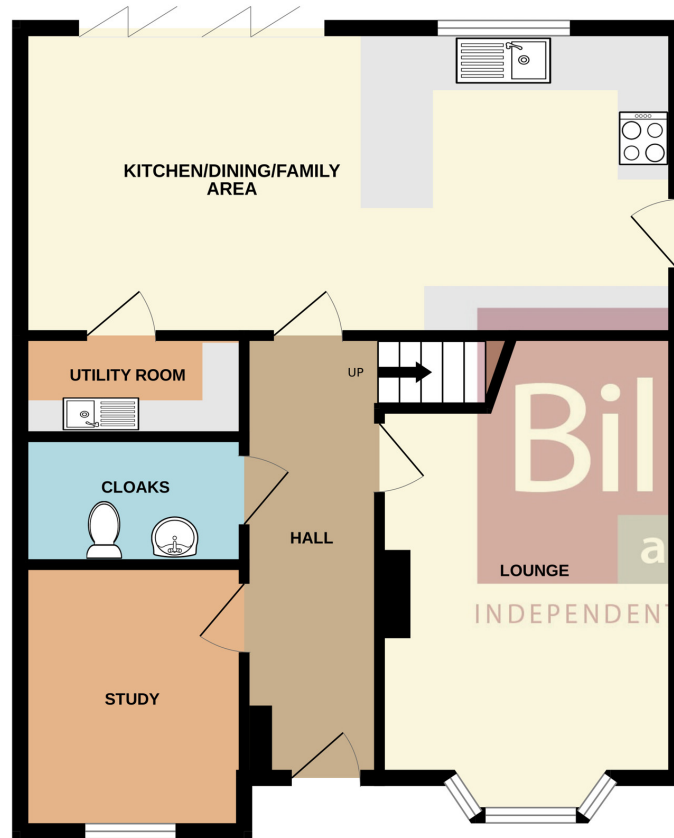


VIEWING

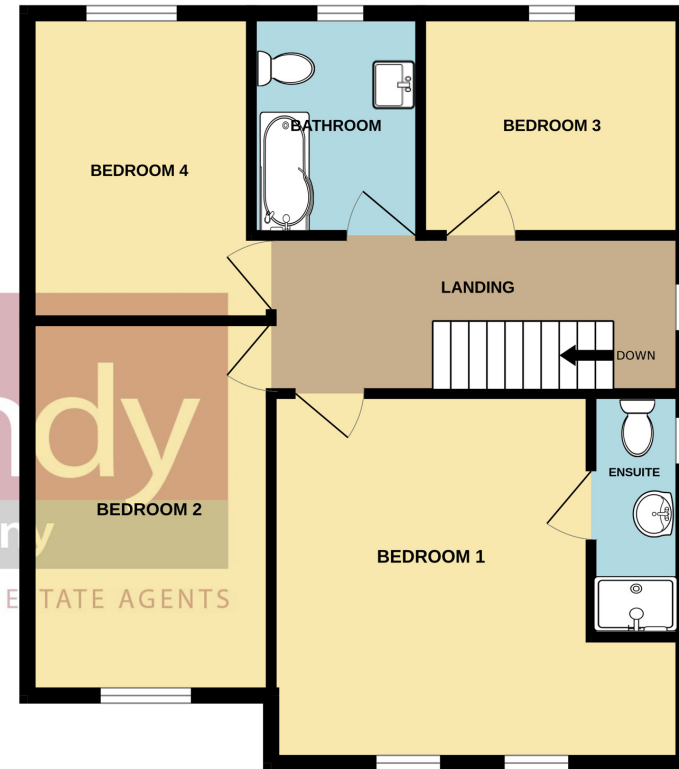
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



3 ANGLESEY ROAD, LICHFIELD, WS13 7NU

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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