

Bill Tandy
and Company

DRAFT

41 Lincoln Close, Lichfield, Staffordshire, WS13 7SW

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£330,000

Enjoying a lovely setting in this popular cul de sac location ideal for accessing Lichfield amenities, this well presented link detached family home represents an excellent purchasing opportunity. The property is well designed with a reception hall entrance and fitted guests cloakroom leading to the two generous reception rooms and conservatory. The kitchen, which is recently re-fitted with stylish wooden work tops, also benefits from a useful adjacent utility room. The first floor has three bedrooms and a shower room also recently re-appointed and benefits from being fully tiled. Within one mile of city centre amenities the property is well placed to take advantage of all that Lichfield has to offer. The location is perfect for commuting with quick access to the road and rail network which serves the area for ease of journey to many Midland commercial centres and beyond. To fully appreciate the extent and quality of the accommodation, an early viewing would be strongly recommended.



ENCLOSED PORCH

approached via a leaded UPVC double glazed entrance door and side screen and having quarry tiled floor and an inner obscure double glazed leaded door opening to:

RECEPTION HALL

having feature wood laminate flooring, radiator, stairs leading off with useful under stairs storage cupboard, coving and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., wash hand basin with mono bloc mixer tap, mirrored vanity cabinet, radiator and obscure leaded UPVC double glazed window to front.

LOUNGE

5.26m max into bay x 3.14m (17' 3" max into bay x 10' 4") having leaded UPVC double glazed walk-in bay window to front, double radiator, central fireplace with natural wood surround, tiled hearth and backing with inset living flame coal effect gas fire, double radiator, feature wood laminate flooring and door to:

DINING ROOM

4.11m x 2.66m (13' 6" x 8' 9") having a continuation of the wood laminate flooring, radiator, Nest central heating thermostat control and double glazed sliding doors to:

CONSERVATORY

2.15m x 2.03m (7' 1" x 6' 8") being UPVC double glazed on a brick base with tilt and turn sliding patio door out to the rear garden, tiled flooring and ceiling light/fan unit.



RECENTLY RE-FITTED KITCHEN

4.08m x 2.36m (13' 5" x 7' 9") having attractive natural wood work tops with base Shaker style storage cupboards and drawers, wall mounted storage cupboards, built-in Zanussi electric oven with four ring gas hob and extractor hood with splashback, integrated fridge and freezer with matching fascias, one and a half bowl enamel sink unit with swan neck mixer tap, breakfast bar, ceramic floor tiling, coving, UPVC double glazed window to rear and door to:

UTILITY ROOM

having further work surface space, base and wall mounted storage cupboards and drawers, space and plumbing for washing machine and dishwasher, UPVC double glazed door and window to rear, tiled flooring, tiled splashbacks and door to garage.

FIRST FLOOR LANDING

having timber balustrade, leaded double glazed window to side, loft access hatch and cupboard housing the combination gas central heating boiler.



BEDROOM ONE

3.90m x 3.04m (12' 10" x 10' 0") having double wardrobe with mirrored sliding door, leaded UPVC double glazed window to front, radiator and laminate flooring.

BEDROOM TWO

3.00m x 3.00m (9' 10" x 9' 10") having built-in store cupboard, radiator, laminate flooring and UPVC double glazed window to rear with pleasant aspect including glimpses of Lichfield cathedral spires.

BEDROOM THREE

2.98m max x 2.06m (9' 9" max x 6' 9") having built-in store cupboard over the stair head, leaded UPVC double glazed window to front, radiator, laminate flooring and coving to ceiling.

RE-FITTED SHOWER ROOM

being fully tiled and having a large double width shower cubicle with thermostatic shower fitment and glazed screen, pedestal wash hand basin with waterfall mixer tap, close coupled W.C., heated towel rail/radiator, obscure UPVC double glazed window to rear, extractor fan and laminate flooring.



OUTSIDE

The property is set back off the road with a block paved driveway providing parking for several cars. To the rear of the property is an attractive and landscaped garden with patio seating, shaped lawn, low maintenance slate beds, fenced perimeters, garden storage shed, raised walled borders and established trees and shrubs.

GARAGE

6.57m x 2.37m (21' 7" x 7' 9") approached via an electric up and over entrance door and having fluorescent light, power points, useful cold water tap and door to utility room.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



41 LINCOLN CLOSE, LICHFIELD WS13 7SW

TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

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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