



56 Curlew Close, Lichfield, Staffordshire, WS14 9UL

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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£395,000

Bill Tandy and Company are delighted in offering for sale, this recently extended and improved detached family home set within a secluded spot at the end of this desirable cul de sac. The property is superbly positioned on the highly sought after Boley Park development with local amenities found nearby, and is within close proximity of the city centre of Lichfield. The house comprises porch, reception hall with light lantern, guests cloakroom, lounge with walk-in bay window, modern breakfast kitchen, conservatory to rear, recently added utility room, three first floor bedrooms and an updated shower room. One of the distinct features of the property is its plot, being in a secluded position and offering a very generous sized front driveway with access to the detached garage, and gardens to front and rear.



ENCLOSED PORCH

with sliding patio entrance doors, and inner composite entrance door opening to:

RECEPTION HALL

Recently extended to side offering a tiled floor, ceiling light lantern bringing in natural light into the room, stairs to first floor, radiator and doors open to:

GROUND FLOOR W.C.

With a double glazed front window, chrome towel rail, modern suite comprises a small cloakroom vanity unit with sink above, low flush w.c. and a tiled floor.

LOUNGE (FRONT)

18' 1" x 15' (5.51m x 4.57m) the focal point of the room provided by an Adam style fireplace with fitted gas living flame coal effect fire. UPVC double glazed deep walk in bay window to front and two radiators. Useful understairs storage recess and door opens to

BREAKFAST KITCHEN

15' x 8' 5" (4.57m x 2.57m) With a double glazed rear window, tiled flooring, radiator, a range of modern shaker style base cupboard and drawers with granite work tops above, matching wall mounted storage cupboards, built-in electric oven with gas hob and extractor hood above, single drainer sink unit with mixer taps, space and plumbing for washing machine, recently improved and replaced ideal boiler and door opens to

CONSERVATORY

7' 9" x 7' 4" (2.36m x 2.24m) being UPVC double glazed windows to rear and both sides on a brick base with side door to rear garden.



UTILITY

Located to the side and recently extended, this highly useful space enjoys a range of modern shaker style kitchen units comprising base storage cupboards with work tops above, tiled splashback surround, double height spaces for washing machine and tumble dryer, ceiling light lantern bringing in natural light into the room and rear door to garden.

FIRST FLOOR LANDING

Stairs ascend from the ground floor hall, loft access and double glazed window to side. Doors open to

BEDROOM ONE (FRONT)

10' 11" x 8' 10" max (3.33m x 2.69m max) with UPVC double glazed window to front, radiator and sliding mirror doored wardrobe.

BEDROOM TWO (REAR)

10' x 8' 11" (3.05m x 2.72m) with UPVC double glazed window to rear, radiator and sliding mirror doored wardrobes providing shelving and hanging space.

BEDROOM THREE (FRONT)

7' 10" x 7' 3" (2.39m x 2.21m) with radiator and UPVC double glazed window to front and wardrobe.



SHOWER ROOM

re-fitted with a modern white suite comprising a shower cubicle with shower over, vanity unit providing useful storage with wash hand basin above, close coupled W.C., wall tiling, obscure UPVC double glazed window to rear and ladder type towel rail/radiator.

OUTSIDE

The property is set at the head of the cul de sac with an upgraded tarmac driveway providing parking for a number of cars, lawned foregarden with gravelled pathways to front entrance door and useful courtesy door to garage. Rear garden which is set principally to lawn with patio area, side herbaceous borders and well defined fenced perimeters.

DETACHED GARAGE

a detached single garage with up and over entrance door and side courtesy access door.

COUNCIL TAX BAND D

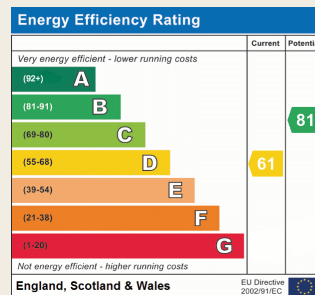
FURTHER INFORMATION/SUPPLIES

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 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.

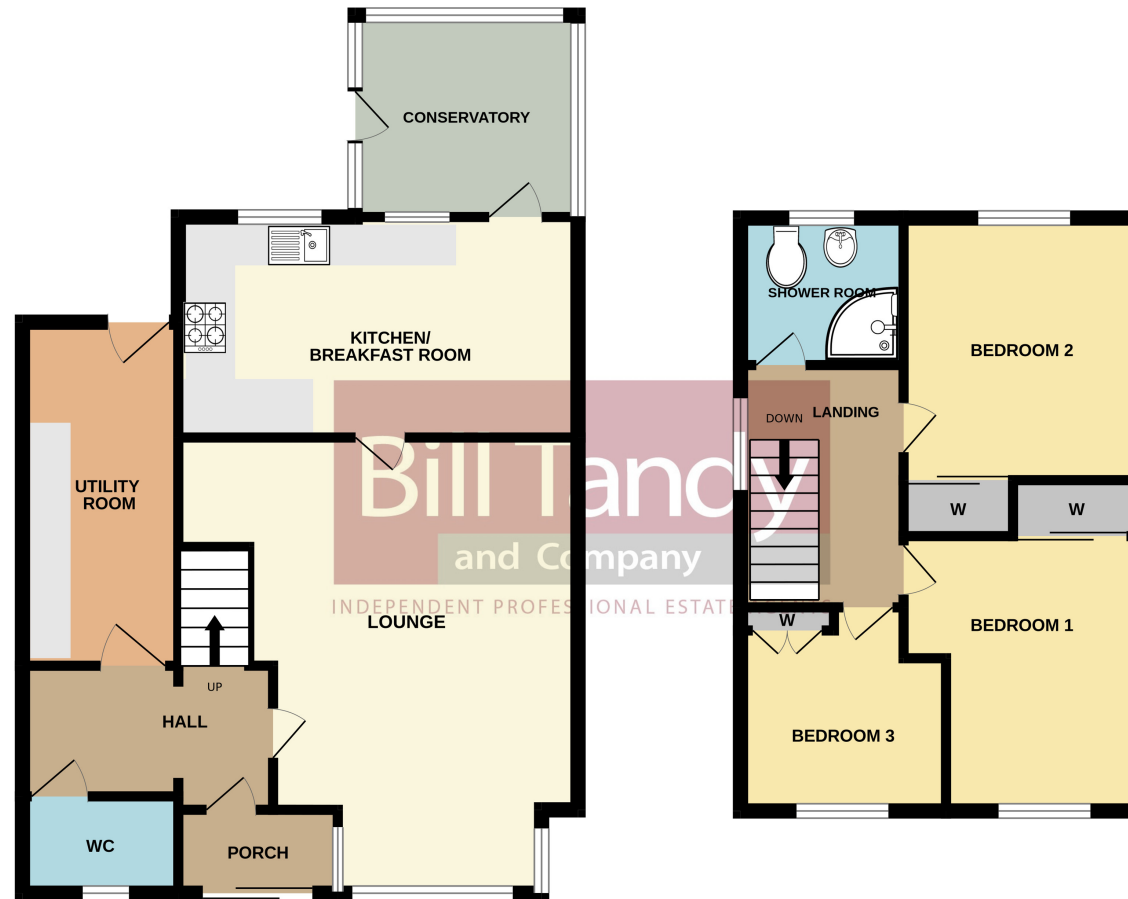
VIEWING

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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