



3 Bower Close, Lichfield, Staffordshire, WS13 6AZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS
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£225,000

Bill Tandy and Company are delighted to offer for sale this superbly updated mid terraced house located on Bower Close. Offered with the benefit of no upward chain the property needs to be viewed to be fully appreciated with its modern updated interior. The accommodation comprises entrance porch, superb sized 'L' shaped lounge/dining room with square bay window to front, rear conservatory with French doors to garden, superbly re-fitted modern kitchen, three first floor bedrooms and re-fitted bathroom. A staircase from the third bedroom provides access to a loft room. The vendor has recently landscaped the front garden with paved pathway to the front entrance door via the pedestrian gate, and there is a shaped lawn. Set to the rear is a paved patio, shaped lawn and garage. Council Tax band B.



ENTRANCE PORCH

approached via sliding front entrance doors and having, double glazed window to side and internal door opens to:

'L' SHAPED LOUNGE/DINING ROOM

6.20m x 5.93m max (3.17m min) (20' 4" x 19' 5" max 10'5" min) having a walk-in double glazed square bay window to front, radiator, stairs to first floor with under stairs storage cupboard, laminate floor and sliding doors open to:

UPVC DOUBLE GLAZED CONSERVATORY

3.02m x 2.20m (9' 11" x 7' 3") having French doors to rear garden and laminate flooring.

RE-FITTED KITCHEN

3.25m x 2.53m (10' 8" x 8' 4") having double glazed window and door to rear, laminate flooring, ceiling spotlighting, grey Shaker style base cupboards and drawers with round edge work tops above, matching wall mounted storage cupboards, inset stainless steel sink, inset oven, four ring induction hob with extractor fan above, integrated fridge and freezer and washing machine.

FIRST FLOOR LANDING

having a range of doors opening to:

BEDROOM ONE

3.69m max (3.112m min) x 3.48m (12' 1" max x 11' 5") having double glazed window to front, laminate flooring and radiator.

BEDROOM TWO

4.08m max (3.47m min) x 2.50m (13' 5" max 11'5" min x 8' 2") having double glazed window to rear, radiator and laminate flooring.

BEDROOM THREE

2.63m x 2.42m (8' 8" x 7' 11") being presently used as a dressing room and having radiator, double glazed window to front and staircase to loft room.



RE-FITTED BATHROOM

2.26m x 1.55m (7' 5" x 5' 1") having double glazed window to rear, modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and shower/bath with shower screen and shower appliance over and full ceiling height aqua-boarding surround.

LOFT ROOM

5.80m x 2.46m (19' 0" x 8' 1") accessed from the third bedroom and having access to eaves storage to both front and rear and skylight window to rear.

OUTSIDE

The property is approached from the rear which provides an area for residents parking and giving access to the rear gate to the garden and garage. To the front of the property is a pedestrian gate leading to a block paved pathway leading to the front entrance door and shaped lawned foregarden. To the rear is a paved patio with shaped lawn beyond, paved pathway to the rear of the garden with gate.

GARAGE

located to the rear and approached via an up and over entrance door and having useful door to garden.



AGENTS NOTE

We understand the property is of non-standard construction and for this reason please check with your mortgage arranger for a suitable lender.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water/Severn Trent.

Electricity and Gas supplier - Octopus Energy.

Broadband – Virgin.

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold.

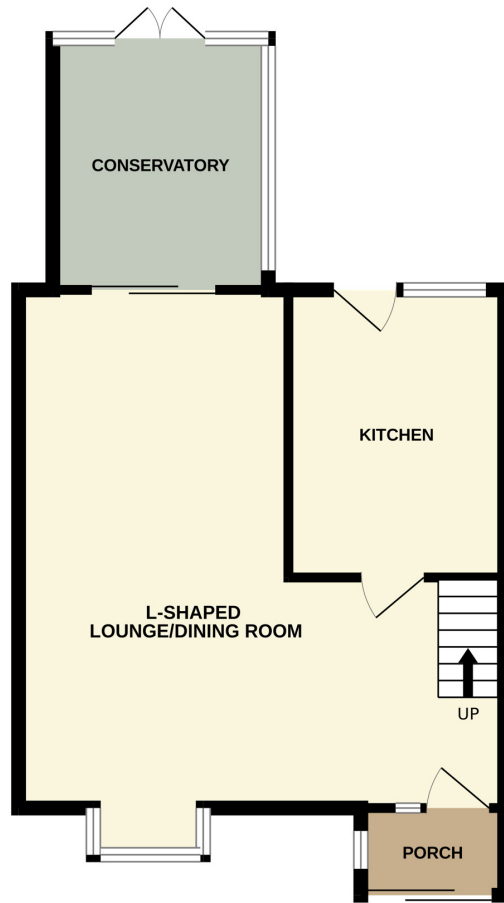
Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

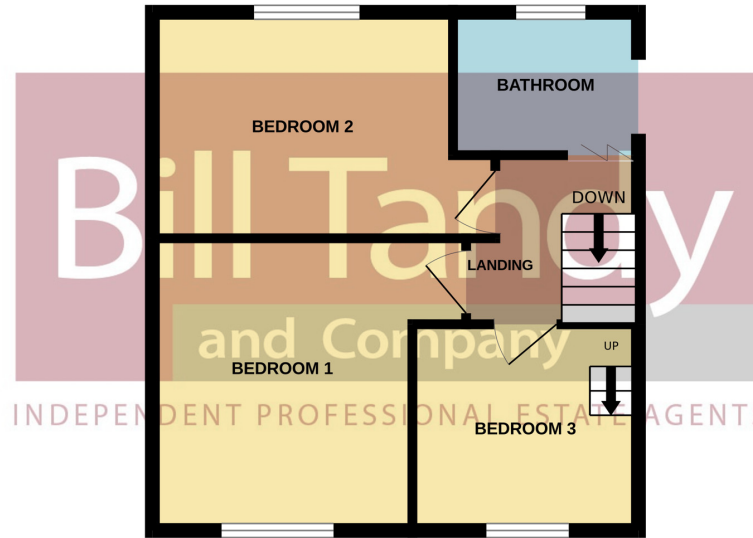
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

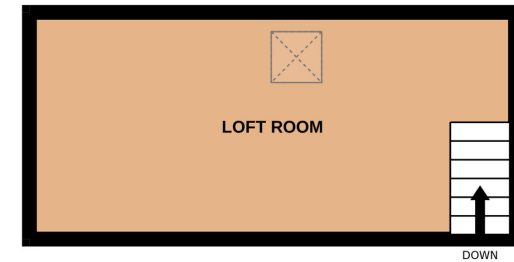
GROUND FLOOR



1ST FLOOR



2ND 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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